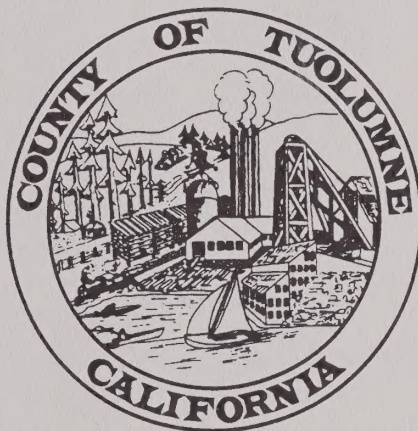


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TUOLUMNE COUNTY



GENERAL PLAN

POLICY DOCUMENT

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Adopted by the
Tuolumne County Board of Supervisors
December 26, 1996

TUOLUMNE COUNTY



GENERAL PLAN

POLICY DOCUMENT

Adopted by the
Tuolumne County Board of Supervisors
December 26, 1996

THOLMINE COUNTY



GENERAL PLAN

POLICY DOCUMENT

Approved by the Board of Supervisors
on January 1, 1991
Tholmine County, Oregon

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INTRODUCTION

"Make no little plans; they have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die, but long after we are gone will be a living thing, asserting itself with ever-growing insistency. Let your watchword be order and your beacon beauty."

Daniel H. Burnham

PURPOSE OF THE GENERAL PLAN

Since 1937, the State of California has mandated that local jurisdictions "make big plans" to guide growth and physical development within their respective boundaries through the adoption of General Plans. Government Code Section 65300 et seq. requires each local jurisdiction to adopt a General Plan that is comprehensive, internally consistent and longterm. Although the General Plan is required by State law to address specific issues, the local jurisdiction has the authority to organize the plan in any way that suits its needs. The General Plan should be clearly written, available to all those concerned with the community's development and easy to administer. The planning horizon for a General Plan is typically 10 to 20 years. This General Plan Update is proposed to guide the growth and development of Tuolumne County over the next 25 years until the year 2020.

State law specifically requires that the General Plan address seven topics or "elements." These elements are land use, circulation (transportation), housing, conservation, open space, noise and safety. The General Plan must analyze issues of importance to the County, set forth policies in text and diagrams for conservation and development, and outline specific programs for implementing these policies.

Preparing the General Plan can be viewed as an activity that sharpens and focuses the concerns of citizens within the County and provides a framework for forging these often conflicting concerns into a common vision of the future. By focusing attention on the issues facing the community and placing them in an expanded time frame, the General Plan helps citizens to see their County as a complex and evolving system - a living entity that grows and responds to problems and opportunities - and it helps to guide the County along an agreed-upon course.

Preparing, adopting and implementing the General Plan serves the following purposes:

- To expand the capacity of the County government to analyze local and regional conditions and needs in order to respond effectively to the problems and opportunities facing the County.
- To define the County's environmental, social and economic goals.
- To record the County's policies and programs for the maintenance and improvement of existing development and the location and characteristics of future development.
- To provide citizens with information about the County and with opportunities to participate in setting goals and determining policies and standards for the County's development.
- To foster the coordination of County development and environmental protection activities among local, regional, state and federal agencies.

- To guide and coordinate the many actions and day-to-day decisions of the County government that are necessary in developing and protecting the County.
- To provide local decision-makers and the County with a forum for resolving conflicts among competing interests and values.

While the General Plan sets out policies and identifies ways to put these policies into action, the actual implementation of the plan is a complex and lengthy process in its own right. As with piecing together a puzzle, local officials must take many separate, but interconnected, actions according to the direction set out in the General Plan. These various actions rest on two essential powers of local government - corporate and police. Using their "corporate power", local governments collect money through bonds, fees, assessments and taxes and spend it to provide services and facilities such as police and fire protection, roads and parks. Using their "police power", local governments regulate citizens' use of their property through zoning, subdivision and building regulations in order to promote the health, safety and welfare of the public. The General Plan provides the framework for the exercise of these powers by local officials. By virtue of State law and case law, all new development, initiated by both the public and private sectors, must be consistent with the General Plan.

PHILOSOPHY OF THE GENERAL PLAN

The State Department of Finance projects the population of Tuolumne County to grow to 97,100 by the year 2020 based upon recent trends. Although this General Plan is based upon the assumption that Tuolumne County will reach this projected population, **it does not promote the growth of the County's population to that level.** The philosophy of this General Plan is to assume that the County will be prepared and able to accommodate the projected growth, while at the same time, it will adhere to policies that define where and how development will occur. The General Plan provides guidance in determining the appropriate or desirable locations for this growth, thereby preventing an unnecessarily scattered pattern of development, which often results in extraordinary demands on public services, above average public service costs and unnecessary and avoidable destruction or degradation of valuable resources.

Tuolumne County's General Plan has been formulated to reflect the following vision statement for the County's future growth and development :

"Our General Plan is intended to guide growth and development in a way that balances the needs of the individual with the needs of all of the County's residents by encouraging economic growth, promoting the stewardship of our natural resources and advocating respect for our historical heritage. In guiding growth and development, we recognize that Tuolumne County is made up of small communities with old fashioned charm and warmth surrounded by agricultural lands, working forests and wildlands, silhouetted against the beautiful backdrop of the Sierra Nevada Mountains. In guiding our future, we give the promise of economic prosperity, due regard for private property rights, and the wide open skies for all to share in when they come to Tuolumne County."

ORGANIZATION OF THE GENERAL PLAN

The Tuolumne County General Plan consists of two components - the Countywide General Plan and Community Plans which relate to specific areas of the unincorporated area of the County.

The Countywide General Plan provides an overall framework for development of the County and protection of its natural resources. The goals and policies contained in the General Plan apply throughout the County, except within the boundaries of the incorporated City of Sonora, and are supplemented by the policies contained in the Community Plans.

The Community Plans provide a more detailed focus on specific geographical areas within the unincorporated

County. The goals and policies contained in the community plans supplement and elaborate upon the goals and policies of the Countywide General Plan.

The land use designations for parcels within the respective Community Plans are the same as those in the Countywide General Plan; therefore, the density and intensity standards for each land use designation are the same regardless of whether a parcel lies within or outside the jurisdictional boundaries of a Community Plan. Parcels covered by a Community Plan are subject to the development standards contained in that plan, such as architectural design guidelines or residential development amenities as well as those in the Countywide plan. Parcels lying outside of Community Plan boundaries are subject only to the specifications of the Countywide policies and development standards.

This document includes statements of goals, policies, implementation programs, Land Use Diagrams and Circulation Diagrams, all of which constitute Tuolumne County's policies for land use, development and environmental quality. These statements are defined as follows:

Goal - The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Policy - A specific statement in text or diagram guiding action and implying clear commitment.

Implementation

Program - An action, procedure, program, or technique that carries out General Plan policy.

COUNTYWIDE GENERAL PLAN

Government Code Section 65300 requires every city and county to formulate and adopt "a comprehensive, long-term general plan for the physical development" of the community. This document represents a comprehensive update of Tuolumne County's 16 year old General Plan following the Government Code and the State's General Plan Guidelines. Government Code Section 65302 states that, "The general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals." These policies shall cover a variety of issues in seven (7) mandated elements. The Government Code authorizes the local jurisdictions to include an unlimited number of optional elements in their General Plans in addition to the mandatory elements described below:

MANDATORY ELEMENTS

Land Use

This element is the core of the General Plan because it essentially establishes what land uses can be conducted in which locations. The land use element must, at a minimum, include land use maps or diagrams as well as population density and building intensity standards.

This General Plan Update identifies new areas for growth and limits growth in areas that are either "saturated" with development or have limited growth potential due to environmental constraints and/or the lack of adequate public services and facilities.

Through this element, the boundaries of urban development have been established around each of the existing communities in the County and around proposed communities. The community boundaries for each of the communities has been based upon the anticipated availability of urban services and the community residents themselves.

Circulation Element

State law has required the inclusion of a circulation element since 1955. This element is not simply a

transportation plan but is actually intended to be an infrastructure plan that addresses the circulation of people, goods, energy, water, sewage, storm drainage and communications. All of these issues are addressed in either the Circulation Element or the Public Facilities and Services Element, Safety Element or Conservation and Open Space Element. The Circulation Element included in this General Plan reflects the goals, policies and programs of the Land Use Element and the land use designation diagrams. This integration of the Land Use and Circulation Elements has been accomplished by identifying impacts from the growth and development proposed in the Land Use Element on the County's circulation system and formulating measures to mitigate that growth. Conversely, the growth projected in the Land Use Element has been directed to areas that currently can, or have the potential to, accommodate increased demands on the circulation system.

Housing Element

Required since 1969, the Housing Element is the only element that is required by State law to be updated on a scheduled basis. Local jurisdictions have the authority to update all of the other elements at their discretion. The focus of the Housing Element is the provision of low and moderate income housing, group housing and shelters. However, the provision of housing for all income levels is also addressed in this General Plan's Housing Element.

Under the State's mandate, Tuolumne County's Housing Element was required to be updated in 1992. In accordance with this mandate, a draft Housing Element Update was submitted to the State Department of Housing and Community Development in May, 1992. Based on comments received from the State, the update was revised and the revised element was certified by the State Department of Housing and Community Development. In May, 1993, the updated Housing Element was adopted by the Tuolumne County Board of Supervisors.

Although the Housing Element was recently updated, alterations have been made to this element as part of the comprehensive General Plan update project to insure that all aspects and elements of the plan are consistent with one another.

Conservation and Open Space Element

Government Code Section 65302 requires a General Plan to have both a Conservation and an Open Space Element but also authorizes these elements to be combined. Due to the similar themes of these elements, they have been combined in this General Plan Update to minimize redundancy.

The Government Code requires the Conservation Element to address the conservation, development and utilization of natural resources-including water and its hydraulic force, forests, soils, rivers and other water systems, fisheries, wildlife, minerals and other natural resources. Pursuant to the Government Code, the purpose of the Open Space Element is to identify land that should remain unimproved for the purpose of preservation of natural resources, management of resource production, such as forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber, outdoor recreation or for health and safety purposes in areas of hazardous conditions, such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting fire risks and protection of water quality and enhancement of air quality.

This Element also addresses such issues as forest resources, mineral classifications, watershed protection practices and conservation and utilization of water resources. The water portion of this Element has been developed in conjunction with the agencies within the County who are responsible for impounding waterways and distributing water to consumers.

Noise Element

The purpose of the Noise Element is to identify and appraise noise problems in the community. This element follows the guidelines adopted by the Office of Noise Control in the State Department of Health Services and addresses, to the extent practical, current and projected noise levels for transportation and stationary noise

sources which contribute to the County's noise environment.

California Government Code Section 65302 also requires that noise contours be identified for all of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (Ldn). The noise contours must be prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for various noise sources.

This Noise Element was developed using noise modeling instead of extensive noise monitoring. Based upon this modeling, standards for noise levels for land use compatibility have been formulated.

Safety Element

Government Code Section 65302 states that the purpose of a Safety Element is for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, dam failure, slope instability leading to mudslides and landslides, subsidence and other geologic hazards, flooding and wildland and urban fire hazards. The Safety Element is required to include mapping of known seismic and other geologic hazards. This update of the Safety Element addresses all of these issues and contains all of the required information. The Safety Element also includes sections regarding law enforcement, emergency services, and hazardous materials. This element was prepared in consultation with the Division of Mines and Geology of the Department of Conservation, the Office of Emergency Services, Federal Emergency Management Agency (FEMA) and the California Department of Forestry as well as local agencies responsible for providing emergency services.

OPTIONAL ELEMENTS

In addition to the seven mandatory elements discussed above, the comprehensive update of Tuolumne County's General Plan includes the following optional elements:

Cultural Resource Element

In December, 1992, in response to a recommendation in the Blue Ribbon Growth Management Report, the Board of Supervisors authorized the Historic Preservation Review Commission to prepare a Cultural Resource Element for the General Plan. This element includes a priority system for cultural resources based on significance criteria and policies for management of resources. The element also identifies means of streamlining the review process when cultural resources are affected.

Economic Development Element

In 1990, the City of Sonoma and County of Tuolumne jointly adopted an Economic Development Policy. One of the measures included in that policy to implement the goals of the City and County was to develop and adopt an Economic Development Element for the General Plan. The Economic Development Element reflects the information contained in the Community Assessment and Target Industry studies which were financed through grants from PG&E. The goals and policies contained in this element incorporate many of the recommendations presented in the Strategic Economic Development Plan prepared for Tuolumne County in 1994.

Agricultural Element

After the adoption of the County's Right-to-Farm Ordinance in 1992, the Tuolumne County Agricultural Advisory Committee began work on the Agricultural Element. This element addresses the important agricultural industries in the County and identifies measures to protect agricultural lands from the encroachment of development and incentives to retain these lands in agricultural production.

Recreation Element

The Recreation Element contains an assessment of the recreational needs of residents and tourists of Tuolumne County. Goals and policies have been formulated for providing the recreational facilities identified as being needed through that assessment. Another important aspect of this element is the identification of sources of funding for acquisition, development and maintenance of new parks and recreational facilities.

Community Identity

The inclusion of the Community Identity Element in the General Plan was recommended by the County's Blue Ribbon Committee on Growth Management. This element address quality-of-life issues, such as aesthetic values, rural character, community involvement and history. The Community Identity Element also integrates these intangible values into the development process.

Air Quality Element

The Air Quality Element was drafted by Tuolumne County's Air Pollution Control District and focuses on development standards to minimize pollution of the County's air. The key provisions of the Air Quality Element include reducing vehicular emissions through land use planning and transportation planning that promote public transit, pedestrian and bicycle access to homes, businesses, schools and civic centers; siting sources of industrial air pollutants away from residences and other sensitive receptors; and minimizing wood smoke from woodstoves and burning activities associated with fire hazard reduction and forest management practices.

Public Facilities and Services Element

The purpose of the Public Facilities and Services Element is to address the public facilities and services necessary to support the current and future residents and visitors of Tuolumne County. The focus of this element is on those services provided by the County of Tuolumne and other local agencies and how the need for those services relate to future growth. Towards that end, this element address such issues as education, library services, public water systems, sewer systems and other public services. This element also identifies mechanisms for funding these important services for new and existing development.

COMMUNITY PLANS

Plans for three of Tuolumne County's existing individual communities, Jamestown, Columbia and East Sonora, have been included in this General Plan to provide goals and policies to address the unique character of those communities. These plans address the issues discussed in the individual General Plan elements, such as land use, but on a community level. Each plan has been prepared to reflect the character of the respective community. For example, the Columbia plan emphasizes historic preservation while the East Sonora plan focuses on design standards and creating a sense of place. These "plans" are not intended to be stand alone documents but rather simply provide a close-up of the community within the context of the County-wide General Plan. Additional community plans may be formulated as individual communities seek specific development goals, policies and standards to guide the future growth of their unique areas. The formulation of these plans will be undertaken by the County in response to requests from the communities. The County will not initiate such plans without the support and participation of a community's residents, property owners and businesses.

UPDATING AND AMENDING THE GENERAL PLAN

This General Plan is intended to be a dynamic rather than static document that can, and should, be updated and changed periodically to reflect the needs and desires of the people of Tuolumne County. There will

always be a need to update and amend General Plans over time to reflect changes in growth rates, changes in the demands for services and changes in planning philosophy. This General Plan is based upon analyses and assumptions concerning social, economic and physical conditions in Tuolumne County. This basic information is subject to change and refinement. It will therefore be necessary for the County to review the Plan and to update its supporting data in light of new conditions that may occur over time. For example, this General Plan is based upon a population of 97,100 by the year 2020. It is possible that this population level will not be achieved by that year and that this plan could therefore accommodate growth beyond that date. It is also possible that growth could occur faster than the projected rate, and, therefore, the General Plan would have to be re-evaluated at some point to determine the extent and location of additional land which should be designated for growth.

The General Plan is also based upon land use, public service and physical data which were used to indicate lands suitable for both urban and rural development. These data represent the County's most up to date information. As this data and the General Plan are utilized, inaccuracies in the data may be identified. If an inaccuracy in the data is discovered to have resulted in the assignment of an inappropriate designation, the County will initiate an amendment to the General Plan.

General Plan Amendment Procedure

California Government Code Section 65358(b) authorizes the amendment of each of the General Plan's seven (7) mandatory elements to not more than four (4) times in one calendar year. This limitation on amending the General Plan shall not include optional elements or amendments requested and necessary for affordable housing as provided by the Government Code. Additional exceptions to this limitation of General Plan amendments shall be in accordance with the California Government Code.

Amendments to the General Plan may be initiated by the County or by applications submitted to the Planning Department. Each amendment may include more than one change to the General Plan. Each of the permitted amendments within a calendar year can encompass several different changes which shall be evaluated individually and their cumulative impacts shall be analyzed.

Since there is a need for flexibility in a General Plan through an amendment process, the process shall be available on a regularly scheduled basis and as needed.

Where applications for General Plan Amendments have been received, the respective Planning Commissions will hold hearings on these amendments at their first meeting in January and July of each year. Additional hearings may be held as necessary. Applications for General Plan Amendments must be submitted at least 150 days prior to the scheduled hearing.¹

¹ This schedule would not apply to those projects for which an Environmental Impact Report is required on the amendment.

CHAPTER 1: LAND USE ELEMENT

INTRODUCTION

The Land Use Element forms the core of the General Plan by establishing what land uses can be conducted in which locations. This element provides land use diagrams to illustrate the land use designations for all parcels within the unincorporated area of Tuolumne County. This element also addresses the density and intensity to which these land uses can be developed.

The Land Use Element identifies new areas for growth and limits growth in areas that are either "saturated" with development or have limited growth potential due to the lack of adequate public services and facilities and/or are constrained by natural characteristics that do not lend themselves to development, such as steep slopes.

Through the Land Use Element, the boundaries for urban development are established around each of the existing communities in the County and similar boundaries are identified for future communities. The spheres of influence for service districts in each of the communities have been used as a basis for establishing urban development boundaries.

The Land Use Element advocates several strategies for targeting growth. Community plans are proposed to determine land use patterns, zoning, setbacks and design standards within defined areas. Community plans have been formulated for three (3) areas targeted for growth: Jamestown, Columbia and East Sonora. Other areas targeted for residential growth include Tuolumne, Lime Kiln, Groveland, Big Oak Flat and Lake Don Pedro. Urban residential growth will be limited outside of these areas by designating land for non-urban development.

Through the implementation of programs contained in this plan, targeted development will not compromise the quality of life of the County's current residents. The Land Use Element, along with the other elements contained in this General Plan, features policies and implementation programs to provide safe and well-designed public spaces, preserve the County's heritage, insure the accessibility of services and foster stewardship of the natural environment as the County experiences growth.

Approach to Growth

The State Department of Finance projects Tuolumne County's population to grow to 97,100 by the year 2020 based upon recent trends. Although this General Plan is based upon the assumption that Tuolumne County will reach this projected population, **it does not promote the growth of the County's population to that level.** The main approach taken in this General Plan is to assume that the County will be prepared and able to accommodate the growth projected, while at the same time, it will adhere to policies that will define where and how development will occur. The General Plan provides guidance in determining the appropriate or desirable locations for this growth, thereby preventing an unnecessary and avoidable scattered pattern of development, which often results in extraordinary demands on public services, above average public service costs and destruction or degradation of valuable resources.

GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

Quality of Life

GOAL 1.A **Protect and enhance the quality of life for all residents of Tuolumne County while facilitating growth and development to meet the present and future needs of the County's residents, visitors and businesses.**

Policies

- 1.A.1 Promote the efficient use of land and natural resources.
- 1.A.2 Address the impacts associated with new development on natural and cultural resources and conserve such resources where appropriate.
- 1.A.3 Maintain separate and distinct communities.
- 1.A.4 Promote patterns of development that facilitate the efficient and timely provision of urban infrastructure and services.
- 1.A.5 Establish target growth areas to serve community needs and enhance the quality of life by providing for economic, housing and cultural opportunities within existing and new defined communities.
- 1.A.6 Encourage defined communities to be comprehensively planned and developed as well-balanced, independent communities.
- 1.A.7 Include open areas, green belts and community parks within and around defined communities.
- 1.A.8 Encourage the clustering of community-oriented services and amenities in and near residential neighborhoods, including schools, branch libraries, open areas and parks and limited neighborhood commercial uses to provide a focus and community center for neighborhoods.
- 1.A.9 Establish urban development boundaries in existing and proposed defined communities.
- 1.A.10 Encourage growth to be dispersed among the defined communities rather than concentrated in just one or two communities in the County.

Implementation Programs

1.A.a Land Use Designations

Provide an appropriate range of land use designations to serve the needs of the residents of the County and designate an adequate amount of land in each land use category to provide a balanced pattern of development.

1.A.b Urban Boundaries

Establish urban development boundaries around defined communities on the General Plan diagrams to promote the efficient use of urban infrastructure and services. This will also serve to promote the improvement of infrastructure within the communities to meet standards for infill development, such as fire flow.

1.A.c Areas Within and Around Defined Communities

Designate adequate land in and around existing and new defined communities for urban land uses to provide for the growth projected by the State Department of Finance. Limit the future conversion of non-urban designated land to urban designations to parcels immediately adjacent to the urban growth boundaries established on the General Plan diagrams.

1.A.d Areas Between Defined Communities

Designate land between defined communities for non-urban land uses, such as agriculture, timber management, mining, public facilities, open space or rural residential development, to protect the individual character of each defined community and to maintain distinct boundaries between the communities.

1.A.e Criteria for Land Uses

Establish criteria for the amount of land for various land uses necessary to meet the needs of the population and maintain a land use pattern that reflects this criteria. For example, the criteria may be a ratio of acres of commercial land per number of residential units within a defined community or the amount of recreational facilities needed per population on a County-wide basis.

1.A.f Greenbelts, Open Areas, Parks and Recreational Facilities

Designate adequate areas for greenbelts, open areas, parks and recreational facilities in and around defined communities to meet the needs of growing populations and to reflect the needs of the County's changing demographics.

1.A.g Economic Development

Designate an adequate amount of land for industrial development, business parks, commercial facilities and recreational development to provide jobs for the County's workforce, facilities for the County's residents and visitors and promote a healthy economy.

1.A.h Community Plans

Formulate community plans for the defined communities that provide adequate lands for community-oriented services and amenities in and near residential neighborhoods, including schools, branch libraries, open areas and parks and limited neighborhood commercial uses to provide a focus and community center for neighborhoods. These plans should also promote the linking of these types of facilities through pedestrian/bicycle paths.

1.A.i Zoning Districts and Standards

Establish zoning districts and standards which are consistent with the density and intensity standards established in this Element.

1.A.j Target Areas for Growth

Establish target areas for growth in existing and new defined communities on the General Plan land use diagrams and zone the land in accordance with these maps.

1.A.k **Mixed Use**

Create a mixed use land use designation to provide for a combination of compatible land uses, such as commercial and high density residential, near community centers. Designate land within defined communities for mixed use in areas that are close to major transportation routes, mass transit stops, commercial centers and community facilities, such as parks.

1.A.l **Community Support**

Promote community interest by supporting the efforts of public, private and voluntary organizations, associations and individuals to improve the physical environment of Tuolumne County. For example, support service organizations undertaking projects to improve the communities, such as building bus shelters, cleaning up roadsides or constructing park and recreation facilities.

Incompatible Land Uses

GOAL 1.B Minimize conflicts between incompatible land uses.

Policies

1.B.1 Protect existing land uses from the infringement of and impacts associated with incompatible land uses.

1.B.2 Protect public facilities, such as the County's airports, from the infringement of incompatible land uses.

Implementation Programs

1.B.a **Land Uses Compatible With Non-Residential Uses**

Designate, where possible, land around existing non-residential land uses, such as agriculture, timberlands, mining preserves and industry, for new development that is compatible with these existing uses.

1.B.b **County Airports**

Designate land around the County's airports for uses that are consistent with the Airport Land Use Commission Policy Plan and airport master plans.

1.B.c **Public Facilities**

Designate land around public facilities, such as sewer plants, for uses that are compatible with these uses.

1.B.d **Land Uses Compatible with Residential Uses**

Designate, where possible, land around existing residential neighborhoods for uses that are compatible with residences. Designate areas for new urban residential development away from existing incompatible land uses, such as agriculture, mining and industry.

1.B.e Solid Waste Facilities

Identify all the solid waste facilities in the County on the General Plan Land Use Diagrams and designate land around these facilities for compatible land uses recognizing that some potentially incompatible land uses may already exist.

1.B.f Compliance With Integrated Waste Management Plan

Require proposed solid waste facilities and all other new development to comply with the Tuolumne County Integrated Waste Management Plan and all adopted elements thereof.

Jobs-Housing Balance

GOAL 1.C Promote a jobs-housing balance in the County and encourage new defined communities to be designed to provide a jobs-housing balance.

Policies

1.C.1 Concentrate most new growth within existing communities and designated new defined communities, emphasizing infill development, intensified use of existing development and expanded services, so individual communities become more complete, diverse and balanced.

1.C.2 Encourage residential development projects of 100 or more units, except those targeted for seniors or retirees, to be phased or timed to occur simultaneously with development that will provide primary wage-earner jobs unless the need for housing dictates otherwise.

1.C.3 Provide for a jobs-housing balance on a Countywide basis instead of just community basis to recognize that some communities in the County are not suited for extensive job-related development.

Implementation Programs

1.C.a Employment Generating Land Uses

Designate adequate land for commercial, recreational, industrial and business park development within and near defined communities that have adequate infrastructure and services to meet the employment needs as the County grows.

1.C.b Coordination of New Residential Development With Creation of Jobs

Encourage new residential development projects of 100 or more units, except those targeted for seniors or retirees, to be phased to occur with development that will provide for new jobs in the County unless the need for housing dictates otherwise.

1.C.c Jobs-Housing Balance Monitoring Program

Establish and maintain a program to monitor the jobs-housing balance in Tuolumne County. The monitoring program should include the following elements:

1. Annual changes and five-year trendlines for the number of jobs and number of housing units and, if available, workers per household.
2. Annual changes and five-year trendlines for household incomes compared with the median prices and rents of housing.

3. Changes in the transportation system or related communications technologies that would significantly affect current reliance on automobile commuting.

This information will provide a database for use by the County and interested groups and individuals, such as chambers of commerce and economic development organizations, in promoting economic prosperity in Tuolumne County. The information will also be valuable to the County and to developers in determining the housing needs of Tuolumne County's workforce.

Alternative Transportation Systems

GOAL 1.D Encourage development that promotes the use of alternative transportation systems.

Policies

- 1.D.1 Encourage pedestrian oriented development to reduce the use of motor vehicles.
- 1.D.2 Promote neighborhood commercial development that provides retail stores and service businesses within walking distance of residential areas.

Implementation Programs

- 1.D.a Development Near Public Transportation Facilities

Designate areas for new higher-density residential uses and appropriate support services within walking distance of public transportation facilities.
- 1.D.b Mixed Use

Designate land for integrated mixed-use areas including residential, retail, office, recreational, open space and public uses to facilitate travel by transit, bicycle or foot, as well as automobile.
- 1.D.c Neighborhood Commercial

Designate land for neighborhood commercial development within walking distance of residential areas.
- 1.D.d Bicycle/Pedestrian Facilities

Identify routes for new bicycle and/or pedestrian facilities to link existing residential development to nearby commercial areas and community centers and facilities, such as schools, and to link existing and new defined communities to one another where feasible.

Residential Land Uses

GOAL 1.E Designate adequate land in appropriate areas to accommodate a range of residential densities and amenities to accommodate the housing needs of all income groups residing in Tuolumne County.

Policies

- 1.E.1 Promote affordable housing throughout Tuolumne County.
- 1.E.2 Promote the concentration of new high and medium density residential development along major transportation corridors and transit routes and near community centers, major commercial areas and neighborhood commercial centers to promote alternative means of transportation.
- 1.E.3 Separate or buffer new urban residential development from land uses that potentially conflict with housing, such as agriculture, mining, industry, airports and sewage treatment facilities.
- 1.E.4 Encourage new residential development to be designed to reflect and consider natural features, visibility of structures and the relationship of the development to surrounding land uses.
- 1.E.5 Require new residential development of five or more units to participate in the provision of recreational facilities for their residents as follows:
 - a. For multiple family housing developments, such as apartments, or mobilehome parks, recreational facilities shall be provided on site.
 - b. For residential subdivisions, the subdivider shall have the option to provide recreational facilities on site, pay an in-lieu recreation fee or dedicate land for public recreational facilities.
- 1.E.6 Require residential subdivisions to be designed to provide well-connected internal and external streets and pedestrian facilities, where appropriate.
- 1.E.7 Require new residential development with a density in excess of one (1) dwelling unit per two (2) acres to be served with public water.
- 1.E.8 Require new residential development with a density of, or exceeding, three (3) dwelling units per one (1) acre to be served with public sewer.
- 1.E.9 Require all new residential development to have adequate fire protection which may include design and maintenance features that contribute to the protection of the County from the losses associated with wildland fire.

Implementation Programs

- 1.E.a Incentives for Affordable Housing

Continue to provide incentives to developers to build new housing units that are affordable for the County's residents. These incentives shall include density bonuses, "fast-track" processing of land development permits, reduced parcel sizes and waivers of fees for low and moderate income housing units.
- 1.E.b Adequate Land to Meet Housing Needs

Designate an adequate amount of land in various density and parcel size ranges to meet the need of all income levels of the County's growing population.

1.E.c Promotion of Public Transportation Facilities

Designate areas for new high and medium density residential development and appropriate support services within walking distance of public transportation facilities.

1.E.d Correlation of Land Uses

Designate land on the General Plan diagrams for high and medium density residential development near community center, major commercial areas, neighborhood commercial centers and integrated mixed-use areas which may include residential, retail, office, open areas and public uses to provide for travel by bicycle or foot, as well as automobile.

1.E.e Compatible Land Uses

Designate, where possible, land around existing residential neighborhoods for uses that are compatible with residences. Designate areas for new urban residential development away from existing incompatible land uses, such as agriculture, mining, industry, solid waste facilities, airports and sewage treatment facilities..

1.E.f Development Standards

Establish development standards for new residential subdivisions and other housing projects that reflect and consider natural features, noise exposure of residents, fire hazard, circulation, access and the relationship of the development to surrounding land uses. These requirements will determine residential densities and patterns which may result in a density that is less than the maximum specified by General Plan designations.

1.E.g Open Areas and Recreational Facilities

Establish standards in the Tuolumne County Ordinance Code for the provision of open areas and recreational facilities for new residential development consisting of five or more dwelling units. These standards shall provide alternatives for providing recreational facilities in new subdivisions in accordance with the California Government Code, including on-site facilities, payment of in-lieu recreation fees or dedication of land for public recreational facilities. The existing requirements for open areas and recreation facilities for multiple family housing development in the County Ordinance Code should be reviewed and updated.

1.E.h Pedestrian Facilities

Establish development standards for new residential subdivisions to require them to be designed to provide well-connected internal and external streets and new urban density subdivisions to provide pedestrian facilities, where appropriate. Amend Title 11 of the Tuolumne County Ordinance Code to reflect these development standards.

1.E.i Public Water Requirements

Continue to require new residential development with a density in excess of one (1) dwelling unit per two (2) acres to be served with public water in accordance with the General Plan and Tuolumne County Ordinance Code requirements.

1.E.j Public Sewer Requirements

Continue to require new residential development with a density of, or exceeding, three (3) dwelling units per one (1) acre to be served with public sewer in accordance with the General Plan and Tuolumne County Ordinance Code requirements.

1.E.k Fire Protection

Continue to require all new residential development to have adequate fire protection which may include design and maintenance features that contribute to the protection of the County from the losses associated with wildland fire. Periodically update the County's fire protection standards to reflect new information and technology concerning fire prevention in wildland areas.

Commercial Land Uses

GOAL 1.F Promote the development of commercial uses to meet the present and future needs of Tuolumne County's residents and visitors and maintain economic vitality.

Policies

- 1.F.1 Reduce the County's retail leakage by encouraging commercial centers to provide goods and services that residents have historically had to travel outside the County to obtain.
- 1.F.2 Encourage new commercial centers to be designed to facilitate pedestrian circulation within and between commercial sites and nearby residential areas rather than being designed primarily to serve vehicular circulation.
- 1.F.3 Promote neighborhood commercial development that provides retail stores and service businesses within walking distance of residential areas.
- 1.F.4 Require new commercial development to be designed to minimize the visual impact of parking areas on public transportation routes.
- 1.F.5 Promote new commercial development in rural communities that provides for the immediate needs of the local residents and services to tourists. The scale and character of such commercial development should be compatible with and complement the surrounding area.
- 1.F.6 Encourage new commercial development in historic communities to be designed to be compatible with the scale and architectural style of the historic buildings.
- 1.F.7 Maintain a continuous building setback for commercial development on all street frontages in historic communities to reflect the historic "Main Street" character and ambiance.
- 1.F.8 Encourage parking for commercial development in historic districts to be consolidated in well-designed and landscaped lots or parking structures.
- 1.F.9 Encourage new commercial development in community centers to be designed to integrate open spaces into the urban fabric where possible, especially taking advantage of any natural amenities such as creeks, hillsides and scenic views.
- 1.F.10 Require development on land designated NC (Neighborhood Commercial) and GC (General Commercial) to be served with public water and sewer.

- 1.F.11 Allow development on land designated SC (Special Commercial) to be served by private water and sewage disposal systems provided that they are first approved by the Tuolumne County Environmental Health Division.
- 1.F.12 Require all new commercial development to have adequate fire protection which may include design and maintenance features that contribute to the protection of the County from the losses associated with wildland fire.

Implementation Programs

- 1.F.a Adequate Land to Meet Commercial Needs
- Designate adequate amounts of land in appropriate areas for new commercial development to meet the needs of the County's residents and visitors as growth occurs in order to encourage the reduction of the County's retail leakage.
- 1.F.b Encourage New Businesses
- Encourage the development of new businesses that will provide employment and diversify the local economy by maintaining a database of available sites, fast track permit processing and pre-zoning suitable sites for commercial development.
- 1.F.c Encourage Development to Facilitate Pedestrians
- Encourage new commercial centers to be designed to facilitate pedestrian circulation within and between commercial sites and nearby residential areas rather than being designed primarily to serve vehicular circulation.
- 1.F.d Neighborhood Commercial Development
- Designate land for neighborhood commercial development within walking distance of residential areas to encourage alternative methods of transportation and eliminate the dependence on automobile transportation.
- 1.F.e Development of Parking Areas
- Encourage new commercial development to locate parking areas behind buildings or sufficiently screen them from public roads.
- 1.F.f Reduced Standards for Commercial Development in Rural Areas
- Provide for commercial facilities in rural areas that have limited public services by establishing a land use designation for such facilities that has unique development standards. Formulate standards for commercial facilities in rural areas that are less restrictive than commercial development in urban areas but require the scale and character of such commercial development to be compatible with and complement the surrounding area.
- 1.F.g Architectural Guidelines
- Establish design guidelines for new commercial development in historic communities desiring design review to be designed to be compatible with the scale and architectural style of the historic buildings.

1.F.h Building Setbacks in Historic Areas

Establish building setbacks in historic communities that follow the same line as the historic structures to maintain a continuous commercial facade on all street frontages.

1.F.i Parking Standards in Historic Areas

Amend the Uniform Zoning Ordinance, Title 17 of the Tuolumne County Ordinance Code, to provide for off-site parking in historic districts to encourage parking for new commercial development to be consolidated in well-designed and landscaped lots or parking structures instead of on-site and to recognize the limitations of constructing parking facilities on undersized historic parcels.

1.F.j Design Guidelines

Adopt design guidelines for new commercial development within defined communities desiring design review to reflect the character of the individual community and, where appropriate, to integrate open areas into the development, taking advantage of any natural amenities such as creeks, hillsides and scenic views.

1.F.k Public Water and Sewer Requirements

Continue to require development on land designated NC (Neighborhood Commercial) or GC (General Commercial) to be served with public water and sewer.

1.F.l Service Requirements in Rural Areas

Amend the Tuolumne County Ordinance Code to allow development on land designated SC (Special Commercial) to be served by private water and sewage disposal systems provided that they are first approved by the Tuolumne County Environmental Health Division.

1.F.m Fire Protection

Continue to require all new commercial development to have adequate fire protection which may include design and maintenance features that contribute to the protection of the County from the losses associated with wildland fire. Periodically update the County's fire protection standards to reflect new information and technology concerning fire prevention in wildland areas.

Industrial Land Uses

GOAL 1.G Promote the development of industrial uses to meet the present and future needs of Tuolumne County's residents and to provide jobs and promote economic vitality.

Policies

1.G.1 Designate adequate amounts of land in appropriate areas for industrial development that are suitable for accommodating a variety of industrial uses and uses to support industry.

1.G.2 Require industrial development to meet performance standards based on factors of noise, odor, traffic and air pollution in order to minimize its impacts on established or proposed non-industrial uses.

- 1.G.3 Encourage industrial development in specifically defined geographic areas having appropriate location and environmental characteristics including:
- All weather surface access roads.
 - Adequate fire protection.
 - Location outside areas of extreme fire hazard.
 - Location outside areas where industrial development would create adverse noise and traffic impacts on nearby non-industrial development.
 - Capability of being served by public water and public sewer systems, or capability of functioning on private systems without any adverse health impact.
 - Location in proximity to transportation routes or air transportation.*
- 1.G.4 Protect existing industrial development from the infringement of potentially incompatible land uses, such as urban residential development.
- 1.G.5 Encourage new industries to locate in the County which utilize the output of existing lumber and natural resource processors and other industries that can provide a broad economic base for Tuolumne County.
- 1.G.6 Encourage new industrial development to be designed to minimize the visual impact of parking areas on public transportation routes.
- 1.G.7 Encourage new industrial development in or immediately adjacent to historic communities to be designed to be compatible with the scale and architectural style of the historic buildings.
- 1.G.8 Allow industrial development to be served by private water and sewage disposal systems provided that they are first approved by the Tuolumne County Environmental Health Division.
- 1.G.9 Require all new industrial development to have adequate fire protection which may include design and maintenance features that contribute to the protection of the County from the losses associated with wildland fire.

Implementation Programs

1.G.a Designation of Land For Industrial Development

Designate specific areas for industrial development that are suitable for accommodating a variety of industrial uses and uses to support industry, to provide jobs for the County's growing population and that have the following location and environmental characteristics including:

- All weather surface access roads.
- Adequate fire protection.
- Location outside areas of extreme fire hazard.
- Location outside areas where industrial development would create adverse noise and traffic impacts on nearby non-industrial development.
- Capability of being served by public water and public sewer systems, or capability of functioning on private systems without any adverse health impact.
- Location in close proximity to transportation routes or air transportation.

1.G.b Development Standards

Establish standards for industrial development that are based upon factors of noise, odor, traffic and air pollution in order to minimize its impacts on established or proposed non-industrial uses.

1.G.c

Buffer Areas

Consider buffer areas around existing industrial land uses to protect them from infringement of new residential and other potentially incompatible land uses. These buffer areas may include building setbacks and/or limit land uses within an established distance of these existing land uses.

1.G.d

Encourage New Industries

Encourage the development of new industry that will provide employment opportunities and strengthen the local economy by maintaining a database of available sites, fast track permit processing and pre-zoning suitable sites for industrial development.

1.G.e

Development of Parking Areas

Encourage new industrial development to be designed with parking areas located behind buildings or sufficiently screened from public roads.

1.G.f

Architectural Guidelines

Establish design guidelines for new industrial development in or immediately adjacent to historic communities desiring design review to be designed to be compatible with the scale and architectural style of the historic buildings.

1.G.g

Service Requirements

Continue to allow industrial development to be served by private water and sewage disposal systems provided that they are first approved by the Tuolumne County Environmental Health Division.

1.G.h

Fire Protection

Continue to require all new industrial development to have adequate fire protection which may include design and maintenance features that contribute to the protection of the County from the losses associated with wildland fire. Periodically update the County's fire protection standards to reflect new information and technology concerning fire prevention in wildland areas.

LAND USE DIAGRAMS AND STANDARDS

The General Plan diagrams indicate the type, intensity and distribution of land uses throughout the unincorporated portion of Tuolumne County. Territory within the City of Sonora, the only incorporated community in Tuolumne County, is not included because the City maintains its own separate General Plan and exercises land use controls within its jurisdiction that are distinct and separate from those of the County of Tuolumne.

Appropriate areas for various land uses are identified on the General Plan diagrams. Twenty (20) designations have been established to provide a mixture of land uses for the 1.4 million acres comprising Tuolumne County. The land use designations established by the General Plan, and depicted on the General Plan diagrams, are listed below in Figure 1.1 along with the approximate acreage, percent of total acreage in the County and number of existing Assessor's parcels for each land use designation:

Figure 1.1

DISTRIBUTION OF GENERAL PLAN LAND USE DESIGNATIONS

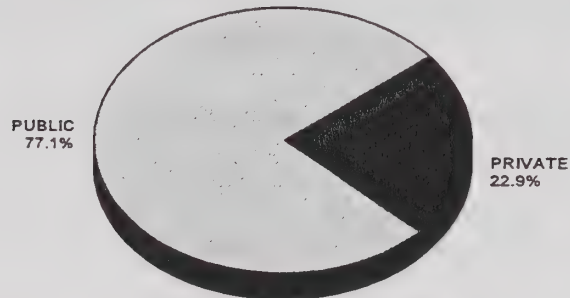
GENERAL PLAN DESIGNATION		ACREAGE	% OF TOTAL ACREAGE
HDR	High Density Residential	552	0.04%
MDR	Medium Density Residential	155	0.01%
LDR	Low Density Residential	11,318	0.78%
ER	Estate Residential	13,541	0.93%
HR	Homestead Residential	7,084	0.49%
RR	Rural Residential	32,012	2.20%
LR	Large Lot Residential	12,780	0.88%
AG	Agricultural	158,075	10.86%
TPZ	Timber Preserve	86,275	5.93%
MPZ	Mineral Preserve	1,026	0.07%
O	Open Space	843	0.06%
P	Public	1,122,261	77.11%
R/P	Parks and Recreation	5,031	0.35%
NC	Neighborhood Commercial	158	0.01%
GC	General Commercial	762	0.05%
SC	Special Commercial	615	0.04%
BP	Business Park	1,059	0.07%
LI	Light Industrial	499	0.03%
HI	Heavy Industrial	944	0.06%

GENERAL PLAN DESIGNATION	ACREAGE	% OF TOTAL ACREAGE
MU Mixed Use	348	0.02%
Total Acreage	1,455,338	(100%)

The graph in Figure 1.2 further illustrates the comparison of the amount of acreage designated for each of the various General Plan land use designations:

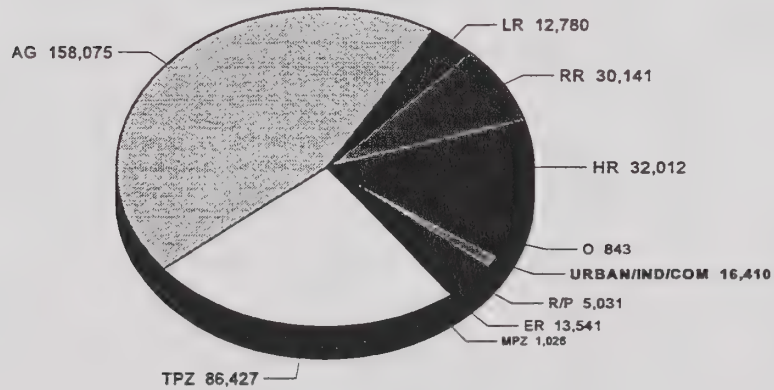
Figure 1.2
COMPARISON OF GENERAL PLAN LAND USE DESIGNATIONS BY ACREAGE

Proposed Land Use Designations

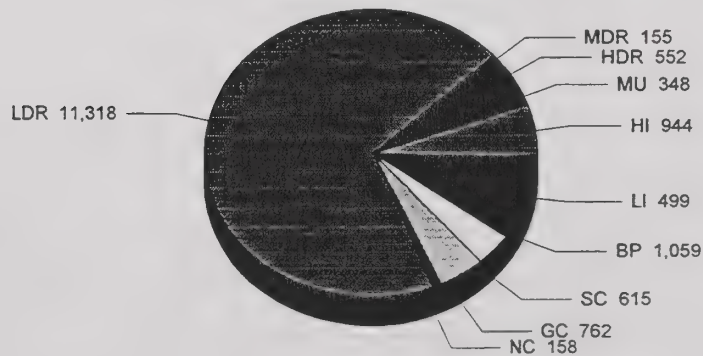


Public land use designations apply to government agency owned lands, for example USFS, Yosemite NP, BLM, School Districts, Caltrans, irrigation districts, etc.

Proposed Land Use Designations for Private Land



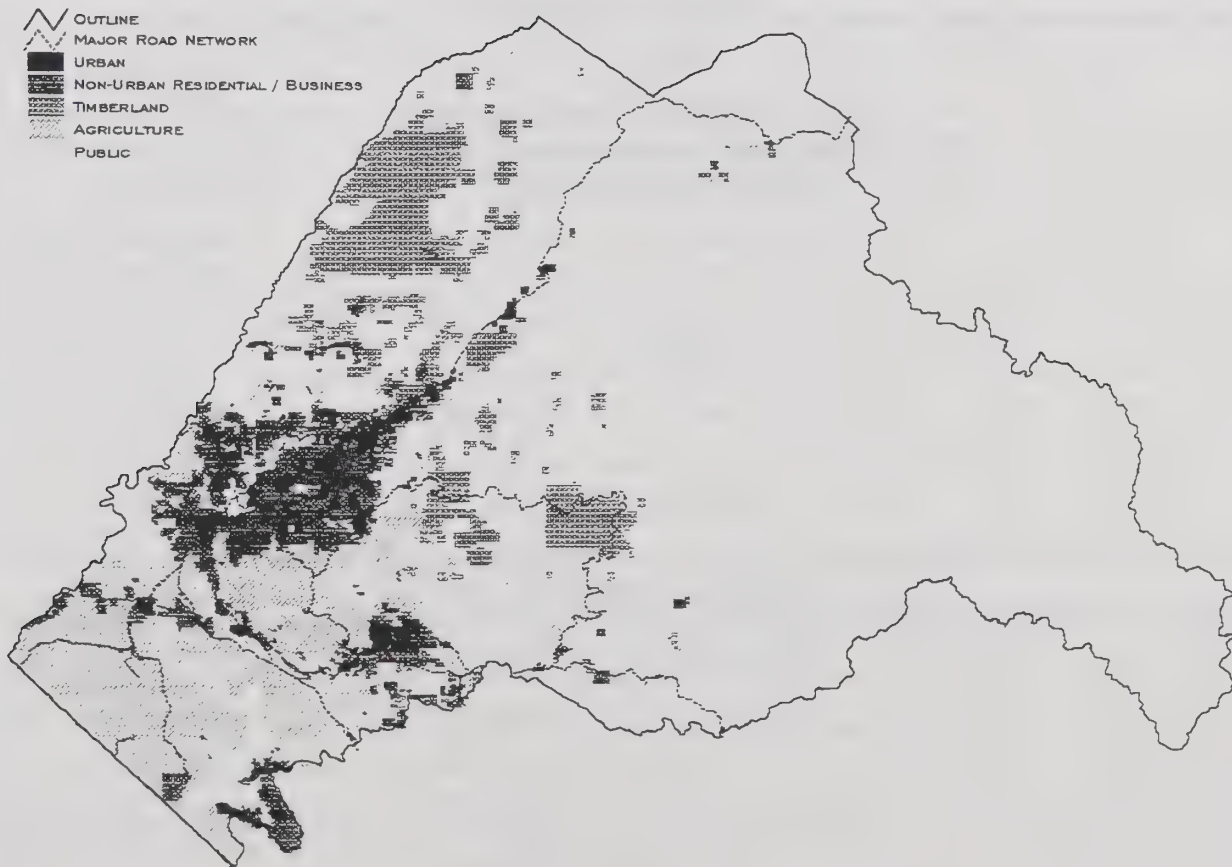
Urban Residential, Commercial, Industrial



To illustrate the distribution of the land uses designations established by the General Plan, the 20 designations have been generalized into the following six categories: Public, Agriculture, Timberland, Non-urban Residential/Business and Urban. These generalized categories are show on the diagram in Figure 1.3.

Figure 1.3

DISTRIBUTION OF GENERALIZED LAND USE CATEGORIES



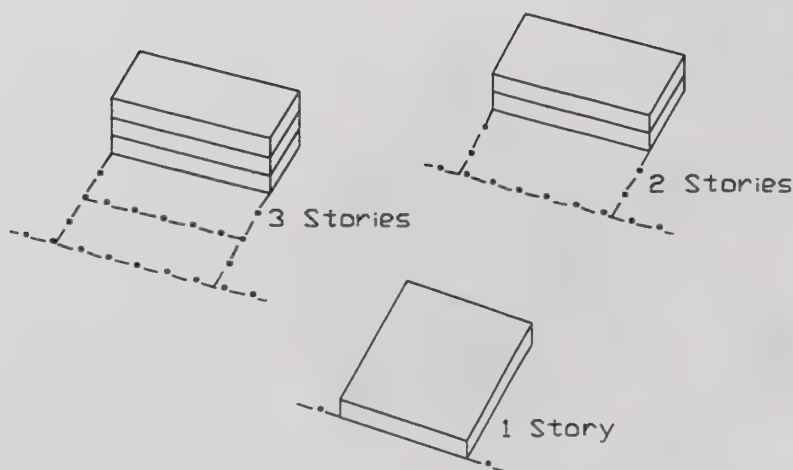
In addition to characterizing land use designations according to types of allowable land uses, the General Plan must, according to State law, specify the standards for population density and building intensity for each land use designation.

Standards for building intensity for residential uses are stated in this General Plan in terms of the maximum number of dwelling units per acre or the number of principal dwellings allowed per legal parcel. Population density for residential uses can be derived by multiplying the maximum number of dwellings per acre by the average number of persons per dwelling unit. For the purposes of this General Plan, the average number of persons per single family dwelling is assumed to be 2.5 while that number is reduced to 2.43 persons per multiple family dwelling. These numbers are consistent with findings of the 1990 Census concerning the number of persons per household in Tuolumne County.

Standards for building intensity are also stated in terms of maximum allowable floor-area ratios (FAR). A floor-area ratio is the ratio of the gross building square footage permitted on a parcel to the square footage of the parcel. For example, on a parcel with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross square feet of building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same lot, an FAR of 0.5 would allow 5,000 square feet of floor area and FAR of 0.25 would allow 2,500 square feet. The diagram below illustrates how buildings of one, two and three stories could be developed on a given parcel with an FAR of 1.0.

Figure 1.4

**VARIOUS BUILDING CONFIGURATIONS
REPRESENTING A FLOOR-AREA RATIO OF 1.0
ON THE SAME PARCEL**



The following table lists each land use designation and the standards for minimum parcel size, the maximum number of dwelling units per parcel for residential development and the maximum allowable floor-area ratio.

Figure 1.5

GENERAL PLAN LAND USE DESIGNATIONS

AND

MAXIMUM DENSITY AND INTENSITY STANDARDS

LAND USE DESIGNATION		MAXIMUM POPULATION DENSITY ¹ (Per Acre)	MAXIMUM BUILDING INTENSITY ²	
			Dwelling Units (du) Per Minimum Parcel Size	Floor Area Ratio (FAR)
URBAN DESIGNATIONS				
HDR	High Density Residential	36.45 persons	4 du per 12,500 sq. ft. 15 du per 1 acre ³	0.5
MDR	Medium Density Residential	29.16 persons	2 du per 7,500 sq. ft. 12 du per 1 acre ³	0.5
LDR	Low Density Residential	15.00 persons	1 du per 7,500 sq. ft. 6 du per 1 acre ³	0.5
MU	Mixed Use ⁴	36.45 persons	1 du per 2,500 sq. ft. 15 du per 1 acre ³	2.0 ^{5, 7}
NC	Neighborhood Commercial	43.56 persons	1 du per 2,500 sq. ft.	2.0 ^{5, 7}
GC	General Commercial	43.56 persons	1 du per 2,500 sq. ft.	2.0 ^{5, 7}
NON URBAN DESIGNATIONS				
ER	Estate Residential	1.25 persons	1 du per 2 acres ³	0.5
HR	Homestead Residential	0.83 persons	1 du per 3 acres ³	0.5
RR	Rural Residential	0.50 persons	1 du per 5 acres ³	0.2
LR	Large Lot Residential	0.25 persons	1 du per 10 acres ³	0.2
AG	Agricultural	0.14 persons	2 du per 37 acres ³	0.1
TPZ	Timber Preserve	0.06 persons	4 du per 160 acres ^{3, 6}	0.05
MPZ	Mineral Preserve	0.13 persons	1 du per 20 acres ³	0.2

LAND USE DESIGNATION	MAXIMUM POPULATION DENSITY ¹ (Per Acre)	MAXIMUM BUILDING INTENSITY ²	
		Dwelling Units (du) Per Minimum Parcel Size	Floor Area Ratio (FAR)
O Open Space	N/A	N/A	N/A
P Public	N/A	N/A	N/A
R/P Parks and Recreation	21.78 persons	1 du per 5,000 sq. ft.	0.5
SC Special Commercial	1.25 persons	1 du per 2 acres	1.0 ^{5, 7}
BP Business Park	43.56 persons	1 du per 2,500 sq. ft.	1.0 ^{5, 7}
LI Light Industrial	14.52 persons	1 du per 7,500 sq. ft.	1.0 ^{5, 7}
HI Heavy Industrial	14.52 persons	1 du per 7,500 sq. ft.	1.0 ^{5, 7}

Footnotes

1. "Population density" is the number of residential units permitted on a single parcel multiplied by the "mean household size" as determined by the 1990 U. S. Census. In the case of single family dwellings, the "mean household size" is 2.5 persons. For multiple family dwellings, it is 2.43 persons. For example: LDR = 6 x 2.50 = 15 persons per acre; MDR = 15 x 2.43 = 37.5 persons per acre; AG = (2 x 2.5)/37 = 0.14 persons per acre. The maximum population density standards established herein may be exceeded through a density bonus for the provision of affordable housing for households of very low or lower income or senior citizens in accordance with the California Government Code.
2. "Building intensity" defines the intensity of the land use. The building intensity of residential land uses is established by the maximum number of dwelling units allowed per parcel or per acre and also by ratio of the coverage of all buildings on a parcel which is known as the floor area ratio (FAR). The FAR is also used to establish the building intensity for non-residential land uses. The maximum building intensity standards established herein may be exceeded through a density bonus for the provision of child care facilities by commercial and industrial development in accordance with the California Government Code, or as otherwise provided by State statutes.
3. Additional units are possible through a density bonus for the provision of affordable housing for households of very low or lower income or senior citizens in accordance with the California Government Code.
4. The MU designation is intended to allow a mixture of commercial, residential and recreational land uses.
5. In addition to the floor area ratio (FAR), building intensity will be regulated for permitted or conditionally permitted uses by development standards, such as parking, landscaping and building setbacks.
6. Under the TPZ designation, residential uses shall be limited to not exceed one (1) dwelling per 37 acres and shall be reviewed for consistency with the Z'Berg-Warren-Keene-Collier Forest Taxation Reform Act of 1976, as amended.
7. Additional building coverage is possible through the density bonus regulations of the California Government Code related to the provision of child care facilities, or as otherwise provided by State statutes.

Each of the land use designations is described below:

Urban

HDR - High Density Residential

Purpose - The HDR designation provides for residential neighborhoods of grouped or clustered single-family dwellings, duplexes, apartments, dwelling groups, condominiums, mobilehome parks and townhouses to economically and efficiently meet a variety of urban housing needs while insuring, through site review procedures, that such developments will have the least possible impact on the

natural environment, be designed and built in accordance with the latest engineering and site layout standards and offer the most possible amenities which contribute to a high quality of life for the residents of such housing. This designation is applied within urban areas where residential development will be near transportation corridors, downtowns, defined community centers, major commercial centers, schools and community services.

General Uses - Typical land uses allowed include: detached and attached single-family dwellings, secondary dwellings, all types of multiple family dwellings, such as duplexes, apartments and senior housing projects, residential accessory uses, parks, child care facilities, and public facilities.

Minimum Parcel Size - 12,500 net square feet

Building Intensity - Fifteen (15) dwelling units per acre is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable housing for households of very low or lower income and senior citizens in accordance with the California Government Code. The maximum FAR for buildings is 0.5.

MDR - Medium Density Residential

Purpose - The MDR designation provides for medium density developments, such as duplexes, triplexes and fourplexes, while preserving more open space than development in the High Density Residential designation. This designation is applied within urban areas where some lower-density multiple family housing may also be appropriate.

General Uses - Typical land uses allowed include: detached and attached single-family dwellings, secondary dwellings, smaller-scale multiple family dwellings, such as duplexes, triplexes and fourplexes, residential accessory uses, parks, child care facilities, and public facilities.

Minimum Parcel Size - 7,500 net square feet

Building Intensity - Twelve (12) dwelling units per acre is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable housing for households of very low or lower income and senior citizens in accordance with the California Government Code. The maximum FAR for buildings is 0.5.

LDR - Low Density Residential

Purpose - The LDR designation provides for family-oriented neighborhoods that feature single-family, detached homes on individual parcels. A second dwelling unit per parcel is also permitted to provide for the caring of family members and to promote affordable housing. This designation is applied to urban or urbanizing areas suitable for single-family residential neighborhoods, with individual lots ranging in area from 7,500 square feet to two acres.

General Uses - Typical land uses allowed include: detached single-family dwellings, secondary dwellings, residential accessory uses, parks, child care facilities and public facilities.

Minimum Parcel Size - 7,500 net square feet

Building Intensity - Six (6) dwellings units per acre is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable housing for households of very low or lower income and senior citizens in accordance with the California Government Code. The maximum FAR for buildings is 0.5.

MU - Mixed Use

Purpose - The MU designation provides for a mixture of residential, commercial and recreational facilities in an urban setting. This designation is applied within urban areas where a mixture of these uses is desirable near transportation corridors, downtowns, defined community centers, major commercial centers, schools and community services.

General Uses - Typical land uses allowed include: detached and attached single-family dwellings, secondary dwellings, all types of multiple family dwellings, such as duplexes, apartments, senior housing projects, small scale commercial facilities, parks, child care facilities, and public facilities.

Minimum Parcel Size - 2,500 net square feet

Building Intensity - Fifteen (15) dwelling units per acre is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable housing for households of very low or lower income and senior citizens in accordance with the California Government Code. The maximum FAR for buildings is 2.0. Additional building coverage is possible through the density bonus regulations of the Government Code related to the provision of child care facilities.

NC - Neighborhood Commercial

Purpose - The NC designation provides for limited commercial uses in areas which are intended to serve the nearby residential areas. This designation is found within urban areas, near population centers, to provide small scale retail and office operations, in enclosed buildings not exceeding 50 feet in height.

General Uses - Development within this designation will provide a broad range of convenience and comparison goods and services, such as banks, barber shops, clothing sales, drug stores and grocery stores. These small-scale establishments would generally have fewer clients and automobiles than those associated with a businesses in the LC designation because the NC designation is intended to serve a smaller market area.

Minimum Parcel Size - 2,500 net square feet

Building Intensity - One (1) dwelling per parcel is the maximum residential building intensity under this designation. The maximum FAR for buildings is 2.0. Additional building coverage is possible through the density bonus regulations of the Government Code related to the provision of child care facilities.

GC - General Commercial

Purpose - The GC designation provides for a variety of sales and service establishments which serve both the residents of Tuolumne County and its visitors. This designation is found within urban areas and along highway corridors to provide large scale retail and office operations in buildings not exceeding 50 feet in height. Accessory outdoor storage and display areas are permitted under this designation. Establishments in this category have a larger market area and greater volume of customers than those under the NC designation. Buildings in this designation are limited to 50 feet in height.

General Uses - Typical establishments permitted under this designation include shopping centers, hotels, motels, restaurants, bars, department stores, gift shops and professional offices.

Minimum Parcel Size - 2,500 net square feet

Building Intensity - One (1) dwelling per parcel is the maximum residential building intensity under this designation. The maximum FAR for buildings is 2.0. Additional building coverage is possible through the density bonus regulations of the Government Code related to the provision of child care facilities.

Non-Urban

ER - Estate Residential

Purpose - The ER designation provides country-estate type living conditions while maintaining limited areas of open space dedicated to agricultural pursuits, grazing or left undisturbed. This designation serves as a buffer between urban and urbanizing areas and areas where public services are limited.

General Uses - Typical uses allowed in the ER designation include one single family dwelling per parcel, one secondary dwelling when the parcel is four (4) acres or larger, agricultural uses, such as crop production and grazing, and public facilities.

Minimum Parcel Size - 2 gross acres

Building Intensity - One (1) dwelling unit per two (2) acres is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable housing for households of very low or lower income and senior citizens in accordance with the California Government Code. The maximum FAR for buildings is 0.5.

HR - Homestead Residential

Purpose - The HR designation provides country-estate type living conditions while maintaining areas of open space dedicated to agricultural pursuits, grazing or left undisturbed. This designation, with its maximum residential density of one (1) dwelling per three (3) acres, is intended to comply with the density restrictions of the Airport Land Use Plans for Columbia and Pine Mountain Lake Airports; consequently, this designation is concentrated within the safety zones for those airports but can also be found in other areas which have limited public services and where a buffer between urban and urbanizing areas and rural areas is desired.

General Uses - Typical uses allowed in the HR designation include one single family dwelling per parcel, one secondary dwelling when the parcel is six (6) acres or larger, agricultural uses, such as crop production and grazing, and public facilities.

Minimum Parcel Size - 3 gross acres

Building Intensity - One (1) dwelling per three (3) acres is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable housing for households of very low or lower income and senior citizens in accordance with the California Government Code. The maximum FAR for buildings is 0.5.

RR - Rural Residential

Purpose - The RR designation provides country-estate type living conditions while maintaining large areas of open space dedicated to agricultural pursuits, grazing or left undisturbed. This designation

is found in areas which have limited public services and serves as a buffer between urban and urbanizing areas and agricultural land.

General Uses - Typical uses allowed in the RR designation include one single family dwelling per parcel, one secondary dwelling when the parcel is ten (10) acres or larger, agricultural uses, such as crop production and grazing, roadside stands for agricultural products, and public facilities.

Minimum Parcel Size - 5 gross acres

Building Intensity - One (1) dwelling per five (5) acres is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable housing for households of very low or lower income and senior citizens in accordance with the California Government Code. The maximum FAR for buildings is 0.2.

LR - Large Lot Residential

Purpose - The LR designation provides country-estate type living conditions while maintaining large areas of open space dedicated to agricultural pursuits, grazing or left undisturbed. This designation is found in areas which have limited public services and serves as a buffer between urban and urbanizing areas and agricultural land.

General Uses - Typical uses allowed in the LR designation include one single family dwelling per parcel, one secondary dwelling when the parcel is twenty (20) acres or larger, agricultural uses, such as crop production and grazing, roadside stands for agricultural products, and public facilities.

Minimum Parcel Size - 10 gross acres

Building Intensity - One (1) dwelling per ten (10) acres is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable housing for households of very low or lower income and senior citizens in accordance with the California Government Code. The maximum FAR for buildings is 0.2.

AG - Agricultural

Purpose - The AG designation provides for the production of food and fiber and other productive or potentially productive lands where commercial agricultural uses can exist without creating conflicts with other land uses or where potential conflicts can be minimized. This designation is found throughout the County but is concentrated in the western part of the County.

General Uses - Typical land uses allowed include crop production, orchards and vineyards, grazing, pasture and rangeland, recreational farming, resource extraction activities, facilities that directly support agricultural operations and public facilities. Allowable residential development in areas designated AG include one principal dwelling and one secondary dwelling per parcel, caretaker and employee housing and farmworker housing.

Minimum Parcel Size - 37 gross acres

Building Intensity - One (1) dwelling per thirty-seven (37) acres is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable housing for households of very low or lower income and senior citizens in accordance with the California Government Code. The maximum FAR for buildings is 0.1.

TPZ - Timber Production

Purpose - The TPZ designation provides for the growing and harvesting of timber and other forest products in concert with limited, low-intensity public and private commercial recreational uses. This designation is found primarily in the eastern part of the County at elevations above 3,000' and is interspersed with Federally owned land within the Stanislaus National Forest and Yosemite National Park.

General Uses - Typical land uses allowed in this designation include all commercial timber production operations and facilities, agricultural operations, mineral and other resource extraction operations, recreation uses such as public utility and safety facilities. Allowable residential development in areas designated TPZ include one single family dwelling per parcel and additional single family dwellings at a maximum density of one dwelling unit per thirty-seven (37) acres.

Minimum Parcel Size - 160 gross acres.

Building Intensity - One (1) dwelling per thirty-seven (37) acres is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable housing of very low or lower income and senior citizens in accordance with the California Government Code. The maximum FAR for buildings is 0.05.

MPZ - Mineral Preserve

Purpose - The MPZ designation provides for the extraction and processing of mineral resources. This designation is used to identify land that has been classified as either Mineral Resource Zone MRZ-2a or MRZ-2b by the State Mining and Geology Board under the State Classification System and meets criteria for distance from an urbanized area and proximity to high occupancy structures. The MPZ designation is found in the Lyons-Bald Mountain Road area, along Highway 108 west of Jamestown and off Algerine Road near its intersection with Lime Kiln Road. This designation will be applied to other areas which are recognized by the Department of Mines and Geology as having mineral value of Statewide significance.

General Uses - Typical land uses allowed in this designation include extraction and processing of mineral resources, agricultural operations, industrial uses, business parks and public utility and other public facilities. Residential development in the MPZ designation is limited to one single family dwelling per parcel with caretaker and employee housing as conditionally permitted uses.

Minimum Parcel Size - 20 gross acres

Building Intensity - One (1) dwelling unit per twenty (20) acres is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable housing of very low or lower income and senior citizens in accordance with the California Government Code. The maximum FAR for buildings is 0.2. Additional building coverage is possible through the density bonus regulations of the Government Code related to the provision of child care facilities.

O - Open Space

Purpose - The O designation provides for the protection of important natural resources, serves as a buffer between incompatible land uses and limits development in hazardous areas. This designation can be used throughout the County to preserve scenic resources, unique topography, vegetation, habitat, stream corridors, prominent ridgetops and watersheds and to limit development in floodplains, unstable slopes and fault zones.

General Uses - Typical land uses allowed in the Open Space designation are limited to low intensity agricultural uses, recreational uses without structures, public utility and safety facilities and accessory uses.

Minimum Parcel Size - None

Building Intensity - No building is allowed in this designation.

P - Public

Purpose - The P designation identifies lands that are owned by public agencies and recognizes that these lands are exempt from County land use regulations. This designation applies to the Stanislaus National Forest, Yosemite National Park, Columbia State Park, Railtown 1987, lands under the jurisdiction of the Bureau of Land Management, Bureau of Reclamation, public schools, public utilities and other public agencies as well as the County's own property.

General Uses - This designation allows all types of public uses, such as utilities, government offices, schools, airports, libraries, recreational facilities and resource management and utilization.

Minimum Parcel Size - None

Building Intensity - Unlimited.

R/P - Parks and Recreation

Purpose - The R/P designation provides for recreational uses of a commercial nature to serve the tourist industrial as well as providing leisure activities for the County's residents. This designation is found primarily along the County's highway corridors and is also interspersed in the Stanislaus National Forest and Yosemite National Park.

General Uses - Typical land uses allowed in R/P designation include parks, camping facilities, recreational vehicle parks, ski and other resort facilities, marinas, and commercial uses in support of such facilities and public utility and safety facilities.

Minimum Parcel Size - 5,000 net square feet

Building Intensity - One (1) dwelling unit per parcel is the maximum residential building intensity under this designation. The maximum FAR for buildings is 0.5.

SC - Special Commercial

Purpose - The SC designation provides for a variety of sales and service establishments which serve both the residents of Tuolumne County and its visitors in areas that do not have public water and sewer service. This designation is found primarily along highway corridors to provide commercial facilities that are easily accessible to the County's tourists.

General Uses - Typical establishments permitted under this designation include hotels, motels, recreational vehicle parks, restaurants, gift shops, gas stations and mini-markets.

Minimum Parcel Size - 2 gross acres

Building Intensity - One (1) dwelling per parcel is the maximum residential building intensity under this designation. The maximum FAR for buildings is 1.0. Additional building coverage is possible through the density bonus regulations of the Government Code related to the provision of child care facilities.

BP - Business Park

Purpose - The BP designation provides for a mixture of industrial and commercial land uses with an emphasis on manufacturing, processing, assembly, storage, distribution, wholesale businesses, and research and development activities in campus-like business or industrial park settings. This designation is applied to areas with good access to major truck transportation routes and rail lines, located near concentrated residential areas so that employee commute times and distances are minimized.

General Uses - Typical land uses allowed include all types of manufacturing and processing activities, wholesale businesses, business support services, retail and service commercial uses necessary to support manufacturing and processing activities and those employed in those activities, public utility and safety facilities and similar and compatible uses. One (1) dwelling unit per parcel is allowed under this designation.

Minimum Parcel Size - 2,500 net square feet

Building Intensity - One (1) dwelling per parcel is the maximum residential building intensity under this designation. The maximum FAR for buildings is 1.0. Additional building coverage is possible through the density bonus regulations of the Government Code related to the provision of child care facilities.

LI - Light Industrial

Purpose - The LI designation provides for industrial land uses with an emphasis on manufacturing, processing, assembly, storage, distribution, and research and development activities. This designation is applied to areas with good access to major truck transportation routes and rail lines, located near concentrated residential areas so that employee commute times and distances are minimized.

General Uses - Typical land uses allowed include all types of manufacturing and processing activities, business support services and public facilities. One (1) dwelling unit per parcel is allowed under this designation.

Minimum Parcel Size - 2,500 net square feet

Building Intensity - One (1) dwelling per parcel is the maximum residential building intensity under this designation. The maximum FAR for buildings is 1.0. Additional building coverage is possible through the density bonus regulations of the Government Code related to the provision of child care facilities.

HI - Heavy Industrial

Purpose - The HI designation provides for all the same uses as the LI designation but also provides for uses that are normally considered incompatible with residential development. This designation is applied to areas with good access to major truck transportation routes and rail lines, that are located away from concentrated residential areas to minimize impacts to the County residents.

General Uses - Typical land uses allowed include all types of manufacturing and processing activities, sawmills, business support services, auto wrecking yards, junk storage and public facilities. One (1) dwelling unit per parcel is allowed under this designation.

Minimum Parcel Size - 2,500 net square feet

Building Intensity - One (1) dwelling per parcel is the maximum residential building intensity under this designation. The maximum FAR for buildings is 1.0. Additional building coverage is possible through the density bonus regulations of the Government Code related to the provision of child care facilities.

IMPLEMENTATION OF THE LAND USE DESIGNATIONS

The land use designations used in this General Plan are intended to portray overall land use patterns throughout the unincorporated areas of the County rather than precisely define the specific land uses appropriate on each parcel of land. However, the zoning and land use regulations for a parcel shall conform to the land use designation as shown on the General Plan Land Use Diagrams for that parcel. When more than one land use designation is identified on a parcel, zoning and land use regulations shall conform to the designation on the respective portions of the property with the boundary between designations being determined based upon a parcel's specific characteristics.

The land use policies and standards of the General Plan are implemented on a day-to-day basis through zoning, which imposes specific development regulations. Figure 1.6 identifies the various zoning districts established by the Tuolumne County Uniform Zoning Ordinance that can be used to consistently implement each land use designation of this General Plan. In addition to these primary zoning districts, the zoning ordinance provides a variety of zoning combining districts which can also be used for implementation of the General Plan.

Figure 1.6

GENERAL PLAN LAND USE DESIGNATIONS AND COMPATIBLE TITLE 17 ZONING CLASSIFICATIONS

GENERAL PLAN DESIGNATION	COMPATIBLE ZONING
All Designations	O Open Space O-1 Open Space - 1 P Public All Combining Districts
HDR High Density Residential	R-3 Multiple Family Residential
MDR Medium Density Residential	R-2 Medium Density Residential
LDR Low Density Residential	R-1 Single Family Residential RE-1 Residential Estate - 1 acre
ER Estate Residential	RE-2 Residential Estate - 2 acres
HR Homestead Residential	RE-3 Residential Estate - 3 acres

GENERAL PLAN DESIGNATION		COMPATIBLE ZONING	
RR	Rural Residential	RE-5	Residential Estate - 5 acres
		A-10	Agricultural - 10 acres
LR	Large Lot Residential	RE-10	Residential Estate - 10 acres
		A-20	Agricultural - 20 acres
AG	Agricultural	A-37*	Agricultural - 37 acres
		A-100*	Agricultural - 100 acres
		A-320*	Agricultural - 320 acres
TPZ	Timber Production	TPZ	Timberland Production Zone
MPZ	Mineral Preserve	MPZ	Mineral Preserve Zone
		B-P	Business Park
		M-1	Light Industrial
		M-2	Heavy Industrial
O	Open Space	O	Open Space
		O-1	Open Space - 1
			All zones required to retain existing economic use of land.
P	Public	P	Public
R/P	Parks and Recreation	K	General Recreation
		C-K	Commercial Recreation
NC	Neighborhood Commercial	C-O	Neighborhood Commercial
GC	General Commercial	C-O	Neighborhood Commercial
		C-1*	General Commercial
SC	Special Commercial	C-S*	Special Commercial
		C-K	Commercial Recreation
BP	Business Park	B-P*	Business Park
LI	Light Industrial	M-1	Light Industrial
HI	Heavy Industrial	M-1	Light Industrial
		M-2	Heavy Industrial
MU	Mixed Use	M-U*	Mixed Use

* Denotes proposed zoning district.

In addition to the compatible zoning districts listed on the table, less intensive residential and agricultural zoning districts are compatible with the residential land use designations.

This table is to be used for the purpose of determining consistency of proposed zone changes with the General Plan. The term "compatible" means that these zoning districts may be found consistent with the corresponding General Plan designation but some of the zoning districts listed, however, may not be **appropriate** based upon the characteristics of the specific site.

NONCONFORMING LAND USES AND PARCELS

Land uses and structures which legally exist on the date of adoption of this General Plan which are not consistent with their respective parcel's land use designation except for the minimum parcel size specified herein, are nonconforming and may continue indefinitely but cannot be expanded or enlarged. All land uses, except those related to the development of mineral resources, which were in existence at the time of adoption of the previous General Plan on August 26, 1980, are still declared to be nonconforming uses and may continue indefinitely but cannot be expanded or enlarged beyond the scope of the use as of August 26, 1980. Vested rights related to the development of mineral resources shall be determined in accordance with the Surface Mining and Reclamation Act of 1975, as amended, and Chapter 8.20 of the Tuolumne County Ordinance Code. Any legal parcel of land of record on the effective date of this General Plan which does not meet the minimum parcel size specified herein for its land use designation may be used as a building site provided all other development standards can be met.

CHANGES TO LAND USE DESIGNATIONS

Changes to land use designations as shown on the General Plan Land Use Diagrams adopted by the Board of Supervisors require amendments to the General Plan.

CHAPTER 2: CIRCULATION ELEMENT

INTRODUCTION

A well balanced transportation system that relies upon all transportation modes is essential to the efficient use of public funds and the provision of affordable infrastructure. There are many ways that the design of new developments and proper utilization of existing infrastructure can encourage a more balanced transportation system without overly burdening one mode. The Circulation Element has been created to help policy makers, administrators, planners, engineers and developers understand how to design communities and projects that promote an efficiently balanced transportation system that reflects the needs of not just automobiles, but of pedestrians, transit riders and bicyclists. However, these efforts must be grounded to the realities of both geographical and funding constraints.

Transportation is the basic system which provides mobility to sustain social, economic and recreational activities in Tuolumne County. An improperly developed or out of balance transportation system can result in ineffective mobility and cause adverse and undesirable conditions such as safety hazards, long delays, air pollution, unnecessary energy consumption and a loss of community identity. The goals, policies and implementation programs in this plan are intended to guide the development of a transportation system which will maintain and improve the quality of life in Tuolumne County while accommodating new growth.

The following goals, with correlated policies and implementation programs, are statements of aims and desired future conditions relating to the County's circulation.

GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

STREETS AND HIGHWAYS

The basic street and highway network in Tuolumne County is comprised of a combination of approximately 139 miles of State highways, 600 miles of maintained County roads and 26 miles of maintained City streets. Beyond this basic system, there also exists several hundred additional miles of Federal (Bureau of Land Management and Forest Service) and privately owned roads.

When these roads are grouped by category, they form the functional system of roadways for Tuolumne County. Typical minimum right-of-way criteria for each class of roadway in the County and a list of those State Highways, County roads and City streets classified within each category are provided in Appendix 2.A. A brief summary of each functional category, as defined by the American Association of State Highway Transportation Officials (AASHTO) follows:

Rural Arterial

The rural principal arterial system consists of a network of regional routes functioning primarily for the movement of through traffic, usually on continuous routes, with trip length and capacities suitable for substantial statewide or interstate travel. The State Department of Transportation and within Yosemite National Park, the Park Service, are the agencies responsible for improving and maintaining these routes.

Rural Minor Arterial

The rural minor arterial functions in conjunction with the principal major arterials to form a regional network providing high speed, high volume travel corridors for movement between traffic generators such as cities, large towns and resort areas and uninterrupted intercounty travel. Rural minor arterials are spaced consistent with population density to provide a relatively high level of service to all developed areas of the State. The State Department of Transportation is the agency responsible for improving and maintaining these routes.

Rural Collector

Rural collector routes provide service between local roads and the arterial system and are primarily important for intracounty travel. These routes are subclassified as follows:

Major Collector

These routes function as corridors for through traffic within local areas providing service to towns and other major traffic generators within the County which are not directly served by the arterial system. They also serve to link minor collectors and local access roads with nearby towns and communities or the arterial system.

Minor Collector

These routes generally serve lower density areas and, therefore, do not have the traffic volume that major collectors do. Minor roads often serve to funnel traffic from groups of local roads onto the major collectors and arterial routes. Minor collectors should be spaced to bring all developing areas of the County within reasonable distance of major collectors or arterial routes.

Rural Local Road

The rural local road system primarily provides direct access to residential property and other areas which are not directly served by the collector or arterial system. Local roads make up a major portion of the County Road System, accounting for approximately 370 miles. Local roads are all those County roads not classified under the Arterial or Collector categories.

Scenic Routes

A scenic route is one which traverses an area of outstanding scenic quality. Portions of State Highways 49, 108 and 120 are considered locally as scenic routes.

The Tuolumne County road system was evaluated (Countywide Traffic Circulation System Model, Transportation Improvement Program and Funding Strategy, January 1996) to determine the operating level of service rating on all Arterial and Collector roads in 1993. The level of service (LOS) of roadways is a qualitative measure of the operating conditions on a section of roadway. It is defined by the motorists' perception of their mobility and comfort. In general, LOS "A" through LOS "C" indicate minimal or acceptable delays. LOS "D" represents high density stable flow with motorists feeling noticeable congestion. LOS "E" indicates the roadway is operating at or near its capacity and there are frequently intolerable delays. LOS "F" means the traffic volume is higher than the capacity of the roadway so queuing will occur; there will be excessive delay and stop and go conditions through the queue until the demand level drops off. According to policies established by Tuolumne County, deficient roadways are those which operate at LOS D, E and F. It is estimated that about 91% of the County's roads are operating acceptably, however, about 6% of all roadway segments operate at LOS D, 3% at LOS E and no sections operate at LOS F. More detailed information on the operating conditions of the County's road system is presented in Appendix 2.B.

GOAL 2.A **Preserve the County's substantial investment in the existing road system and provide for the long-range planning and development of the County's transportation system for the safe and efficient movement of people and goods.**

Policies

- 2.A.1 Assess the needs of street and road users regularly through the land development application review process.
- 2.A.2 Direct the Department of Public Works, in conjunction with Caltrans, to regularly conduct assessments of the current status of the highway system to determine the current level of needs in the system, and report those needs to the Board of Supervisors.
- 2.A.3 Prioritize expenditure of limited public funds for maintenance based upon a roadway's traffic volume and functional classification.
- 2.A.4 Evaluate and analyze the traffic impacts of proposed land uses in relation to stated goals and objectives of the General Plan since growth policies regarding land use decisions directly affect the existing and future transportation system.
- 2.A.5 Set forth recommendations for the future of the County's streets and highways system in each update of the Regional Transportation Plan.
- 2.A.6 Coordinate with State and Federal agencies and developers to secure financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
- 2.A.7 Evaluate the need for the provision of County roads to serve as alternative routes to the State Highway network within the County's boundaries and, if warranted, pursue funding for and construction of and/or improvements to the identified alternative routes.

Implementation Programs

- 2.A.a Develop and Maintain Roadways in Accordance with Functional Classification System and Master Plan of Streets and Highways

Plan, design and regulate roadways in accordance with the following functional classification system which is reflected in the County's Regional Transportation Plan, is shown on the Master Plan of Streets and Highways in Figures 2.1 and 2.2, and is discussed in more detail in Appendix 2.A:
 - * Rural Arterial
 - * Rural Minor Arterial
 - * Rural Collector
 - * Major Collector
 - * Minor Collector
 - * Rural Local Road
 - * Scenic Routes
- 2.A.b Utilize Roadway Design and Access Standards in Developing Roads

Dedicate, widen and construct streets and roads according to the roadway design and access standards generally defined in Appendix 2.A and, more specifically, the County Ordinance Code and the Countywide Traffic Circulation Improvement Program. Exceptions to these standards may be necessary but should be kept to a minimum and shall be

permitted only upon determination by the Public Works Director or Board of Supervisors that safe and adequate public access and circulation are preserved by such exceptions.

2.A.c Establish Standards for Rights-of-Way Width

Require that roadway rights-of-way be wide enough to accommodate the travel lanes needed to carry long-range forecasted traffic volumes, as well as any planned bikeways and required drainage, utilities, landscaping and suitable separations. Minimum right-of-way criteria for each class on roadway in the County are specified in Appendix 2.A of this Element and the County Ordinance Code. However, additional right-of-way, beyond the minimum criteria may be required to provide for location specific needs.

2.A.d Align and Extend Roads to Provide Continuity

Require local roads serving new development to be aligned with existing local roads on abutting properties and extend existing roads to link with other roads wherever possible to provide continuity and provide safety in the local road system.

2.A.e Maximize Intersection Spacing

Maximize intersection spacing on arterial and collector roadways and thoroughfares. Driveway encroachments along collector and arterial roadways shall be minimized. Except where specific site conditions warrant, no new intersection of a local road or new driveway with an arterial or collector road shall be closer to an existing local road or driveway than 500 feet in rural areas or 200 feet within urbanized areas.

2.A.f Discourage Use of Local Roads for Through-Traffic

Accommodate through-traffic in a manner that discourages the use of neighborhood roadways, particularly local streets. This through-traffic, including particularly truck traffic, shall be directed to appropriate routes in order to maintain public safety and local quality of life.

2.A.g Require Development to Contribute to the Provision of Parking

Require that all new development participate in the provision of off-street parking, either on-site or in consolidated lots or structures, by providing parking facilities or through the payment of in-lieu fees. Provide for the payment of in-lieu parking fees for new development within Historic Design Preservation (HDP) Districts as an alternative to providing on-site parking in order to retain the historic character of those districts and in recognition of the size limitations of existing parcels in historic areas to accommodate on-site parking.

2.A.h Establish Level of Service for the County's Roadway System

Develop and manage the County's roadway system to maintain the following minimum levels of service (LOS).

1. LOS B on Minor Collector and local roadways, except within one-half mile of Major Collector or Arterial highways where the standard shall be LOS C. The minimum peak hour LOS standard for intersections of minor collector and local roads with major collector and arterial highways shall be LOS C.
2. LOS C on Arterial and Major Collector roadways, except within one-half mile of similarly classed highways where the standard shall be LOS D. The minimum peak hour LOS standard for intersection of major collector roads and arterial highways

shall be LOS D.

LOS on County roads shall be evaluated using the methodology adopted by the Tuolumne County and Cities Area Planning Council.

The County may allow exceptions to these level of service standards where it finds that the improvements or other measures required to achieve the LOS standards are unacceptable. In allowing any exception to the standards, the County shall consider the following factors:

- The number of hours per day that the intersection or roadway segment would operate at conditions worse than the standard.
- The ability of the required improvement to significantly reduce peak hour delay and improve traffic operations.
- The right-of-way needs and the physical impacts on surrounding properties.
- The visual aesthetics of the required improvement and its impact on community identity and character.
- Environmental impacts, including air quality and noise impacts.
- Construction and right-of-way acquisition costs.
- The impacts on general safety.
- The impacts of the required construction phasing and traffic flows.
- The impacts on quality of life as perceived by residents.
- Consideration of other geographical, environmental, social or economic factors on which the County may base findings to allow an exceedance of the standards.
- The ability to equitably fund needed improvements.
- The importance of proposed improvements in relation to other road needs given limited resources.

Exceptions to the standards will only be allowed after all reasonable measures and options are explored, including alternative forms of transportation.

2.A.i County's Level of Service (LOS) for State Highways

Support, when reasonable, the State's goal of maintaining Level of Service (LOS) C on State Highways and at intersections with County roads. The minimum LOS standard for the State Highway System shall be no lower than LOS E. The methodology for evaluating LOS on State Highways shall be pursuant to the Highway Capacity Manual and Transportation Research Record 1194.

2.A.j Cooperate With Other Jurisdictions on Funding and Establishing Road Standards

Work with neighboring jurisdictions to provide acceptable and compatible levels of service and joint funding on the roadways that cross the County's boundaries.

2.A.k Encourage Use of Alternative Forms of Transportation

Strive to meet the level of service standards through a balanced transportation system that provides alternatives to the automobile.

2.A.l Master Plan a Complete Road Network

Maintain, periodically update and implement the Tuolumne County Master Plan of Streets and Highways, shown in Figures 2.1 and 2.2, which addresses a complete road network to serve the transportation needs of the community. This road network should include roadways parallel to regional facilities so that the regional roadway system can function effectively and efficiently. Funding for this network should be provided from a combination

of sources, such as new development, sales tax, gas tax, State partnerships and federal transportation programs.

2.A.m Analyze Increased Traffic Generated by New Development

Require proposed new development projects to analyze their contribution to increased traffic and to implement improvements necessary to address the increase.

2.A.n Require Fair Share Contribution to Mitigating Traffic Impacts

Require new development to mitigate that development's impacts on the local and regional transportation system through the fair share contribution of improvements to the master planned system and/or the payment of mitigation fees. Exceptions to the payment of impact mitigation fees may be made when new development generates significant public benefits, such as low income housing, high wage employment and needed health care facilities, and when alternative sources of funding can be identified to offset foregone revenues.

2.A.o Establish Priorities for the Limited Amount of Funding Available for Road Improvement Projects

Emphasize, consistent with legal and funding constraints, the following prioritization of road improvement projects in the County Road Improvement Program:

1. Projects needed to maximize the safety of the road system on high accident road segments and intersections, including, but not limited to, additional road widths and turn lanes, realignments, shoulder improvements, bridge improvements, hazard elimination and hazard control devices.
2. Projects needed to improve rideability and preserve past infrastructure investments, including, but not limited to, pavement life extension and rehabilitation. To provide the most effective expenditure of funds, maintenance shall emphasize the arterial and major collector segments of the road system utilizing the County Pavement Management System.
3. Projects needed to improve capacity and travel speed, particularly on roads carrying through traffic, and including, but not limited to, interchange improvements, additional road lanes and/or widths, turn lanes, signalization and bridge improvements that help fire, police and other emergency services achieve acceptable response times.
4. Projects needed to improve the use of other modes of transportation, including, but not limited to, public transportation facilities (transit facilities and stops), park and ride facilities, bikeways, non-motorized trails and pedestrian facilities.

To the maximum extent feasible, road improvement projects shall support development of the following:

- employment generating uses;
- affordable housing; and
- facilities for higher education.

2.A.p Recognize Funding Limitations for Road Improvements and Maintenance

Recognize the major funding limitations that exist within the State and County system and find that, as a matter of legislative policy, additional growth and development may be allowed within the County, notwithstanding the adverse impacts which may result in the short term

by this growth and development. Therefore, it shall be the policy of the County to:

1. Encourage the existing partnership between Tuolumne County, the State and developers in working together to solve State highway and County road problems created by growth and funding limitations.
2. Cooperate with governmental agencies in identifying and funding improvements necessary to mitigate the deficiencies in the transportation in Tuolumne County.
3. Acknowledge that short-term adverse impacts to the Tuolumne County transportation system resulting from growth and development within and outside of the County will occur until adequate funding is made available and improvements made through projects identified in the adopted State Transportation Improvements Program.
4. Monitor responsible agencies' activities in responding to the needs of the transportation system within the County.
5. Solutions to State highway system problems shall include formal County review and input to the State Transportation Improvements Program, formal County requests for specific improvements and/or facilities and requests for inclusion of said improvements and/or facilities within the County's Regional Transportation Plan.
6. Should critical State highway improvements not be identified in the adopted State Transportation Improvements Program, the County should review its policies to determine if additional growth and development should be curtailed in the impacted areas to maintain established minimum LOS standards.

2.A.q Consideration of Development Projects When Traffic Impacts Cannot be Mitigated

Consider the impacts of new development on the County's transportation system and require such development to provide mitigation for its fair share of the impact. New development that is determined by the County to create or exacerbate an identified deficiency in the transportation system will not be approved if a plan and funding program to provide needed roadway improvements has not been approved and if the mitigation provided by the development will not correct the deficiency or if it will create an additional burden on County transportation funds. This implementation program shall not apply to new development for which the County makes a finding of overriding considerations for traffic impacts related to the new development in accordance with the California Environmental Quality Act (CEQA).

2.A.r Cooperate in Implementation of Regional Transportation Plan

Cooperate with the Tuolumne County and Cities Area Planning Council in the implementation of the Regional Transportation Plan.

2.A.s Give Priority to Safety Related Road Improvement Projects

Maintain an awareness of those portions of the streets and highways system which experience an unusual number of motor vehicle traffic accidents, design necessary improvements and implement necessary improvements in a timely manner to the greatest extent possible.

2.A.t Identify Development-Related Impacts and Mitigation Measures for the County's Roads

Encourage the identification and implementation of mitigation measures for all projects

impacting local arterial and collector roads.

2.A.u Coordinate a Financially Constrained Regional Transportation Program

Continue to coordinate a financially constrained Regional Transportation Improvement Program.

Responsibility for Programs: Administration of the Implementation Programs listed in this section is the shared responsibility of the Board of Supervisors, Department of Public Works and Planning Department with the Department of Public Works serving as the primary administrator.

Funding Sources: Administration of the Implementation Programs listed herein will be funded through the County's General Fund and Road Fund.

Time Frame for Implementation: The target date for implementation of the programs listed in this section related to amendments to the County's development regulations is FY 98-99; all other programs are ongoing.

FIGURE 2.1

TUOLUMNE COUNTY MASTER PLAN
OF STREETS AND HIGHWAYS

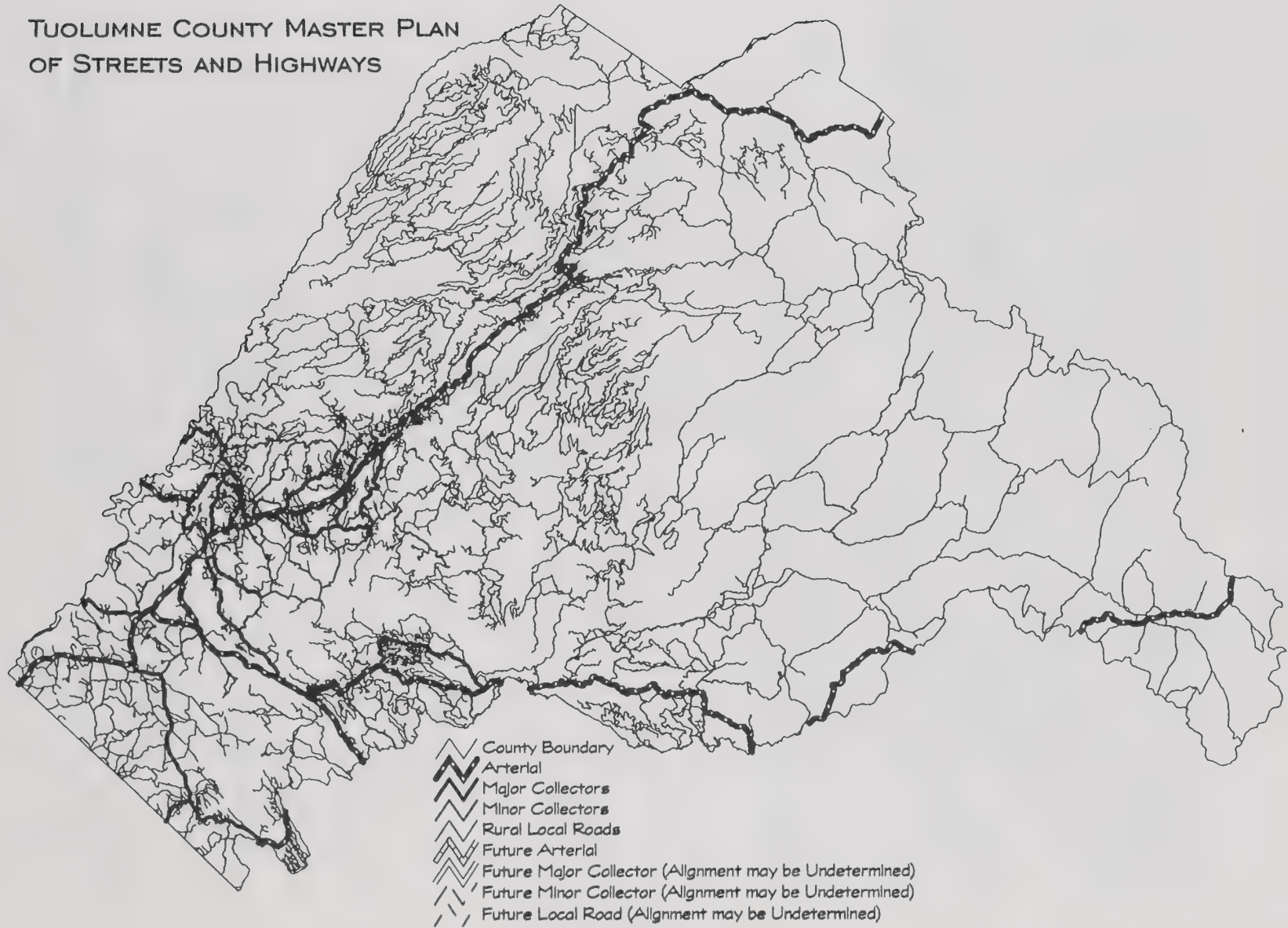
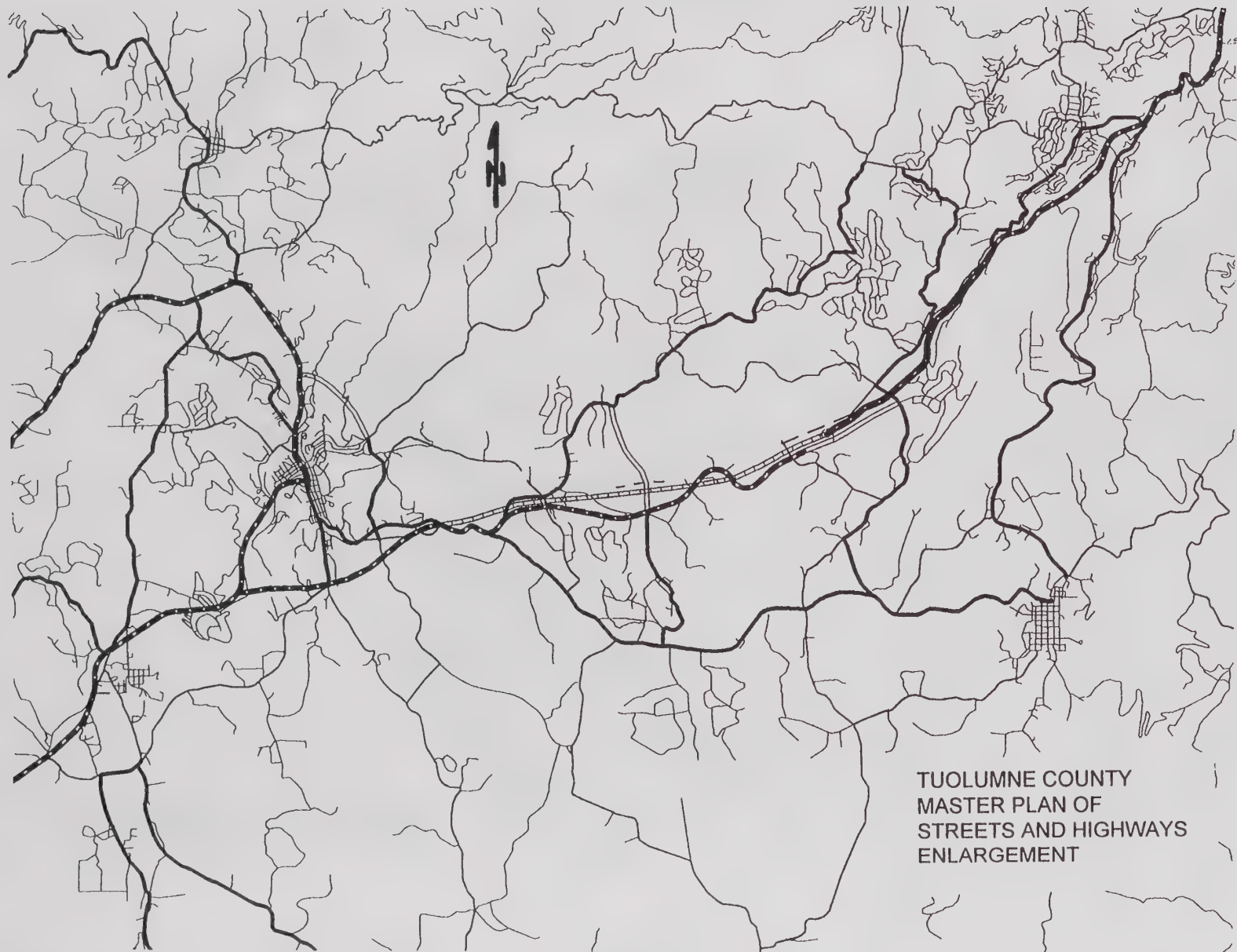


FIGURE 2.2



NON-MOTORIZED TRANSPORTATION

The number of existing bicycle, pedestrian and equestrian trails in Tuolumne County is limited. Many of these trails have been constructed by private volunteer efforts. However, in October 1993, the California Transportation Commission (CTC) approved Proposition 116 funds for bicycle/pedestrian facility projects in Sonora, Columbia, Jamestown and Groveland. Also, in March 1994, the CTC approved discretionary Transportation Enhancement Activities (TEA) Program funds for bicycle/pedestrian trails in Tuolumne and Soulsbyville. All of these projects represent the highest priority non-motorized projects in the County's Regional Transportation Plan (RTP). These projects are all currently under design.

The current focus is on short, high impact, less expensive routes. While this means that some of the planned routes could realistically be built with currently available funds, additional funding is desperately needed if enough of these routes are to be built to significantly reduce impacts on road circulation. Furthermore, continued volunteer aid should be sought from local civic groups to construct facilities to satisfy the County's recreational needs.

GOAL 2.B Encourage the use of alternative means of transportation by providing safe bicycle and pedestrian facilities between high use areas thereby reducing road congestion which improves circulation, health and air quality within the County.

Policies

- 2.B.1 Actively investigate and seek alternative funding sources for bicycle and pedestrian facilities.
- 2.B.2 Construct bicycle and pedestrian facilities as soon as possible when funds become available.
- 2.B.3 Give special attention to the needs of pedestrians, bicyclists and individuals with disabilities in the project design review process.

Implementation Programs

- 2.B.a Integrate Recreational and Transportation Bicycle and Pedestrian Facilities

Give consideration to designing bicycle and pedestrian transportation routes which can be integrated into the recreational routes designated in the County's Recreation Master Plan.
- 2.B.b Coordinate Bike Facility Design With Schools

New bicycle and pedestrian facilities should be designed to accommodate preferred safe routes to the school from nearby population centers.
- 2.B.c Require Provision of Bicycle Storage Facilities in Specified Developments

Require, when appropriate, new commercial, high density residential and recreational development to provide and maintain bicycle storage facilities, such as bicycle racks, at various locations throughout the developments.
- 2.B.d Encourage Class I and Class II Bicycle and Pedestrian Facilities

Encourage the construction of pedestrian facilities and Class I and Class II bicycle facilities, such as widened and striped shoulders or completely separate facilities. In high traffic/high speed motorized transportation areas which receive high use by school children, require the construction, where feasible, of barriers between motorized and non-motorized traffic. Such

barriers can include, but are not limited to, construction of an asphalt or concrete curb or berm between motorized and non-motorized traffic ways.

2.B.e Support Provision of Bicycle and Pedestrian Facilities by the Private Sector

Support private efforts to construct bicycle and pedestrian facilities between high use areas.

2.B.f Require Bicycle and Pedestrian Route Plans

Require all new community plans to include, as part of their respective Circulation Elements, a bicycle and pedestrian routes plan.

2.B.g Require Contributions Towards Provisions of Bicycle and Pedestrian Facilities

Require, when appropriate and warranted, new development to contribute to, or construct, bicycle and pedestrian facilities. New development zoned R-1, R-2, R-3, C-O, C-L, C-K and M-U occurring within a two mile radius of a school, shopping center, life enrichment facility or work concentration area and located along a major or minor collector or arterial shall be targeted for providing bicycle and pedestrian facilities within the new development. If existing conditions prohibit development from constructing warranted facilities, such developments shall set aside sufficient room along the project frontage and pay in-lieu fees to construct bicycle and pedestrian facilities. For new residential subdivisions of five or more parcels, the provision of bicycle and pedestrian facilities or the payment of in-lieu fees may be credited toward the recreational facilities requirements for that type of development.

2.B.h Seek Dedication of Rights-of-Way for Future Bicycle and Pedestrian Facilities

Require, where appropriate and warranted, dedication of right-of-way for and/or construction of bicycle and pedestrian facilities along routes identified in the priority and non-priority lists contained in Tables 1 and 2 of the Non-Motorized Element of the County of Tuolumne Regional Transportation Plan.

2.B.i Establish Thresholds for Requiring Widened Shoulders for Pedestrians

Require in rural areas, where appropriate, development in the RE-1 zoning district to provide and stripe minimum four-foot wide shoulders to accommodate pedestrians unless average lot sizes are greater than two acres.

2.B.j Designate Local Transportation Funds for Bicycle and Pedestrian Facilities

Continue to set aside two percent (2%) of all new apportionments of Local Transportation Fund (LTF) dollars to fund bicycle and pedestrian facility projects listed in the Regional Transportation Plan or Recreation Master Plan.

2.B.k Explore Funding Sources

Continue to explore new funding sources for construction and maintenance of bicycle and pedestrian facilities.

Responsibility for Programs: Administration of the Implementation Programs listed in this section is the shared responsibility of the Board of Supervisors, Department of Public Works and Planning Department with the Department of Public Works serving as the primary administrator.

Funding Sources: Administration of the Implementation Programs listed herein will be funded through the

County's General Fund and Road Fund.

Time Frame for Implementation: The target date for implementation of the programs listed in this section related to amendments to the County's development regulations is FY 98-99; all other programs are ongoing.

PUBLIC TRANSPORTATION

Public transportation, referred to as transit, has helped foster traditional community values in Tuolumne County. Transit effectively promotes economic development, enables work, instead of welfare, and helps build a sense of community. The transit needs of persons in Tuolumne County are met primarily through a cooperative effort of social service organizations, private enterprise, volunteers and the County's public transit system. This combined effort allows transit dependent persons, such as senior citizens, persons with disabilities, youths and persons of limited means to patronize local businesses, contribute to community activities, participate in recreational activities and access health/public services. Perhaps most importantly, public transportation provides an important link between public assistance and eventual self reliance by providing access to educational and employment opportunities.

It is very important, especially in non-urban areas, for a transit system to be very clear about its mission and which markets its aims to serve. Generally, users of public transportation tend to fall into one of two categories: a) people who have automobiles available but use the system by choice (choice riders), and b) people who use the system because they really have no alternative (transit dependent riders). Existing transportation services have met the reasonable needs of transit dependent persons. Efforts by both private and public services to serve choice riders have repeatedly failed to meet expectations. Quite simply, the disincentives that encourage the choice rider to use transit instead of driving that are prevalent in urban areas, such as heavy congestion, long commutes, poor air quality and expensive/limited parking, do not exist in Tuolumne County. However, as the County continues to grow, there will be a corresponding need for public transportation services.

GOAL 2.C Provide safe, effective and efficient transportation service which meets the reasonable needs of transit dependent senior citizens and residents within Tuolumne County.

Policies

- 2.C.1 Support the development of all area public and social service transportation systems as outlined in the Tuolumne County Transit Development Plan (TDP).
- 2.C.2 Encourage eligible claimants in Tuolumne County to maximize the use of Federal and State funds for public transportation purposes.
- 2.C.3 Promote coordination among all public and social service transportation operations to provide the highest level of efficiency and cost-effectiveness possible.
- 2.C.4 Strive to meet the needs of the transportation disadvantaged, including youths, elderly, persons with disabilities and the economically disadvantaged. Secondly, transit services should strive to accommodate choice riders.
- 2.C.5 Pursue public input into the operation of social service transportation systems as received via rider surveys, the Transit Productivity Advisory Committee and comments made during the annual unmet transit needs hearing.
- 2.C.6 Encourage increased marketing of all existing transportation in Tuolumne County.
- 2.C.7 Maintain compliance with the Americans with Disabilities Act.
- 2.C.8 Encourage a continuous and interconnected pedestrian friendly system of paths that lead to transit stops.
- 2.C.9 Encourage building site designs that cater to transit riders, pedestrians and cyclists, as well

as those arriving by car.

- 2.C.10 Encourage a mixture of high density land uses in proximity to transit stops.
- 2.C.11 Support street designs that are accommodating to pedestrians and transit.
- 2.C.12 Support integration of transit into the community.

Implementation Programs

2.C.a Direct Transit Services to Destination Points

Strive to direct transit services to major commercial destinations and activity centers.

2.C.b Establish Service Standards

Strive to establish 60 to 90 minute service frequency in the Sonora area, 120 to 180 minute service frequency on inter-city routes that service Sierra Village and Tuolumne and life line services to remote communities, such as Groveland.

2.C.c Provide Demand-responsive Services

Provide flexible and reliable demand-responsive services to paratransit patron by striving to limit dial-a-ride trip turn downs to one per day and limiting subscription dial-a-ride to 50% of hourly capacity.

2.C.d Encourage Urban Density Development Near Transit Facilities

Encourage, where appropriate, the following housing densities: 6 units per acre within 3/4 mile of an existing transit corridor and 12 units per acre within 1/2 mile of existing transit corridors.

2.C.e Monitor Transit Program Efficiency

Monitor the efficiency of the transit program and maintain compliance with established standards on a continual basis.

2.C.f Cooperate with Public Agencies and Private Business in Seeking Funds for Transit Programs

Cooperate with public transportation providers, the TCCAPC, State and Federal Governments and private business to fund transportation services.

2.C.g Implement Transit Development Plan

Implement the Tuolumne County Transit Development Plan.

2.C.h Adopt a Transit Marketing Plan

Adopt, on an annual basis, a creative marketing plan that provides user friendly route schedules and service brochures, cultivates media contacts and makes special efforts to promote service to target markets.

2.C.i Coordinate Transit System Development with Land Use Planning

Coordinate transit system development with community planning and development efforts

by implementing the following land use policies:

1. Encourage new facilities which may have public transit impacts to locate in current service areas, with pedestrian access to current bus stops.
2. Encourage any new large developments, such as urban density subdivisions, multi-family housing complexes, commercial centers or business parks, to provide amenities, such as shelters and benches, for transit users.
3. Discourage low income/senior/disabled housing projects more than 3/4 mile from existing service corridors. Consider charging new projects outside service areas, which create additional transit service needs, the incremental cost of new service as a disincentive to locating in such areas.

2.C.j Determine Need for Transportation Demand Management Programs

Work with Caltrans and other agencies to determine the need for Transportation Demand Management Programs, such as park and ride facilities, transit incentives and telecommute centers.

2.C.k Establish Design Standards Within Transit Corridors

Prepare and adopt land use and design standards for areas within designated transit corridors consistent with the policies and standards in this policy document.

2.C.l Support Recreational Opportunity Expansion Through the Transit Program

Support reasonable efforts to expand recreational opportunities with transit services.

Responsibility for Programs: Administration of the Implementation Programs listed in this section is the shared responsibility of the Board of Supervisors, Department of Public Works and Planning Department with the Department of Public Works serving as the primary administrator.

Funding Sources: Administration of the Implementation Programs listed herein will be funded through the County's General Fund and Road Fund.

Time Frame for Implementation: Implementation of the programs listed in this section is ongoing.

RAIL

Tuolumne County is served by the Sierra Railroad which operates between Oakdale, in Stanislaus County, and Standard, in Tuolumne County. Connections are made with both the Southern Pacific and the Santa Fe Railroads in Oakdale. The Sierra Railroad includes 49 miles of track and has been in operation since 1897.

The Sierra Railroad is vital to the local economy. The railroad not only provides local industry with access to distant markets, but also provides historic rail excursions and scenic cinematographic opportunities for the film industry.

Located along the Sierra Railroad in Jamestown is Railtown 1897 State Historic Park, which includes a functional roundhouse, several steam engines and an inventory of vintage passenger and freight cars. In recent years, Railtown 1897 excursion train ridership has dwindled to just over 40,000 passengers per year. Annually, 3 or 4 television/movie productions are filmed on the Sierra Railroad, infusing several million dollars each year to the local economy.

Despite the importance of the Sierra Railroad, the condition of trackage has been in decline since 1980, when freight usage significantly decreased. Because of the poor physical condition of Sierra Railroad's trackage, about one-half of the trackage is restricted to a maximum authorized speed of 15 miles per hour (MPH), one-third is restricted to 20 MPH and one-sixth to 10 MPH. Modern high capacity freight cars are not able to access lumber mills and passenger train excursions have been curtailed, limiting access to the film set near Yosemite Junction and Sonora, for safety reasons.

GOAL 2.D. Support and encourage the revitalization of the Sierra Railroad.

Policies

- 2.D.1 Support and encourage State and Federal grant applications aimed at the upgrading and rehabilitation of Sierra Railroad trackage.
- 2.D.2 Support the revival of passenger, excursion and film train operations on the Sierra Railroad to the extent that such operations themselves can be proven cost-effective and do not conflict with freight operations on the Railroad.
- 2.D.3 Support the intermodal linkage of truck on rail as a technique of reducing truck AADT (Annual Average Daily Trips) on highway corridors.
- 2.D.4 Encourage the use of rail as the preferred method to move high load tonnage commodities.
- 2.D.5 Develop through cooperation with all agencies involved, a railroad system that provides for the convenient and reliable movement of freight.

Implementation Programs

- 2.D.a Assist in Seeking State and Federal Funding

Work with the owners of the Sierra Railroad to apply to the State and Federal Government for funding to rehabilitate Sierra Railroad.
- 2.D.b Encourage Compatible Development

Encourage industrial and recreation land uses along the Sierra Railroad that may increase rail operations and which will not detract from use of the Railroad by the filming industry.

2.D.c Support Increasing Charges to Mitigate Truck Traffic Impacts

Support State and Federal efforts to levy higher user charges for mitigating truck traffic impacts.

Responsibility for Programs: Administration of the Implementation Programs listed in this section is the shared responsibility of the Board of Supervisors, Department of Public Works and Planning Department with the Department of Public Works serving as the primary administrator.

Funding Sources: Administration of the Implementation Programs listed herein will be funded through the County's General Fund , State Planning Assistance Funds and Local Transportation Funds.

Time Frame for Implementation: Implementation of the programs listed in this section is ongoing.

AVIATION

General aviation needs in Tuolumne County are met by two County owned and operated airports; the Columbia Airport, located near the town of Columbia, and the Pine Mountain Lake Airport, located near the town of Groveland. In 1994, Columbia Airport had 85 tie downs and 75 hangar spaces for based aircraft and 49 tie-downs for transient aircraft. Total annual operations (takeoffs and landings) at the Airport are estimated at 41,000 according to the Columbia Airport Master Plan. Pine Mountain Lake Airport has 54 tiedowns and 5 hangars for based aircraft and 9 tiedowns for transient aircraft. Total annual operations are estimated at 20,000 by the Tuolumne County Airports Director.

During the fire season, the Columbia Airport is host to the California Department of Forestry and Fire Protection Columbia Air Attack Base. During wildland fire emergencies, the Pine Mountain Lake Airport often serves as a staging area for helicopter operations, though the runway is too short to accommodate air tankers. Both airports also serve as staging areas for medical evacuations and search and rescue operations.

The Columbia Airport has been identified as a potential center for economic expansion within Tuolumne County in the Economic Development Strategy for the County of Tuolumne and the City of Sonora prepared in May, 1994. Use of this airport could, therefore, change significantly in the future.

Operation of the two airports is overseen by the Tuolumne County Airports Director. The Tuolumne County Airport Land Use Commission is charged with insuring that development in the vicinity is consistent with the continued safe operation of the airports. To guide them in their determinations, the Commission applies the policies contained in the Tuolumne County Airport Land Use Policy Plan, which was adopted in November, 1977 and amended in 1984, 1994 and 1996.

Increased use of the airports and pressure to develop land surrounding them, makes it critical to establish policies which continue safe and functional operation of each airports.

GOAL 2.E Maintain the viability and future accessibility of the airports and promote the planned development of aviation facilities in order to meet the general aviation and emergency transportation needs within Tuolumne County.

Policies

- 2.E.1 Support the development of the Columbia and Pine Mountain Lake (PML) Airports in accordance with the "Tuolumne County Airport Land Use Policy Plan", and future Master Plans.
- 2.E.2 Support the creation and/or expansion of sources of capital improvement funds for the Columbia and PML Airports.
- 2.E.3 Support the continued existence of an Airport Enterprise Fund for each Airport, and the dedication of all revenues generated from airport properties for use in funding airport operational and capital improvement costs.
- 2.E.4 Support the development of a plan aimed at creating a countywide system of emergency heliports.
- 2.E.5 Continue to support the operation of the Columbia and Pine Mountain Lake Airports.
- 2.E.6 Support existing levels of service and aviation opportunities available at the County airports.
- 2.E.7 Promote new compatible or aviation-related businesses at the Columbia Airport.

Implementation Programs

2.E.a Pursue Funds for Maintenance and Improvements

Continue to pursue funds for maintenance and capital improvement projects for both Airports.

2.E.b Develop Plan for Emergency Heliports

Assist the Emergency Medical Services Agency in developing a workable plan which will create a county-wide system of emergency heliports. This will include the specific task of obtaining night lighting for the Bald Mountain, Buck Meadows and Moccasin heliports.

2.E.c Improve Instrument Approach at Columbia Airport

Seek to replace existing circling non-precision instrument approach with a stand alone, straight-in approach.

2.E.d Improve Service at Airports

Continue to strive to improve the service available at both Airports, while becoming financially more self-supporting.

2.E.e Continue Airport Operations

Support continued operations at the Columbia and Pine Mountain Lake Airports, and seek funding sources to perpetuate the County Airports Department as a viable resource for aviation in Tuolumne County.

2.E.f Maintain an Array of Air-related Service Businesses

Maintain an array of air-related service businesses, such as air charter, helicopter, pilot's training, maintenance, search and rescue, air ambulance and other aviation related businesses presently using the airports.

2.E.g Promote New Businesses at Columbia Airport

Develop presently vacant property at the Columbia Airport with industries or businesses that are aviation-related, aviation-dependent, or otherwise compatible with the future use of the Columbia Airport.

2.E.h Support the Retention of the CDF Air Attack Base

Promote the retention of the California Department of Forestry and Fire Protection (CDF) Air Attack Base at the Columbia Airport by accommodating CDF's operational needs at the airport and working with the local community to influence the State to keep the Air Attack Base at its current location.

GOAL 2.F Maintain land use and development patterns in the vicinity of the County airports which are compatible with aircraft operations.

Policies

2.F.1 Plan for future airport operations, considering possible expansion of airport operations, services and the proximity of adjacent land uses.

- 2.F.2 Encourage development in the vicinity of County airports that would not cause land use conflicts, hazards to aviation or hazards to the public.

Implementation Programs

2.F.a Complete Revision of the Columbia Airport Master Plan

Complete the revision of the Columbia Airport Master Plan in order to update operational and safety procedures, reflect State and Federal mandates, better utilize Airport property and recommend land use compatibility standards for land surrounding the Airport.

2.F.b Prepare a Master Plan for Pine Mountain Lake Airport

Prepare and adopt a master plan to guide the development of the Pine Mountain Lake Airport. The master plan should reflect desired operational and safety procedures, State and Federal mandates, and the internal needs of the airport.

2.F.c Review the Airport Land Use Policy Plan

Seek funding to allow the Airport Land Use Commission (ALUC) to review the Tuolumne County Airport Land Use Policy Plan, last revised in 1996, to determine that land use decisions affecting property in the vicinity of the County airports are consistent with the continued safe operation of the airports.

2.F.d Master Plan Future County Airports

Require future County-owned, public-use airport facilities and surrounding land use zones to be master planned prior to operation in order to establish safe operation of the airport.

2.F.e Review Proposed Land Use Changes and Development Applications

Review General Plan Amendments, Zone Changes, and development applications within the referral area of a County airport for consistency with the Airport Land Use Policy Plan in order to continue safe operation of the airports.

Responsibility for Programs: Administration of the Implementation Programs listed in this section is the shared responsibility of the Board of Supervisors, Airports Director, Airport Land Use Commission, Department of Public Works, Department of Building and Safety and Planning Department with the Airports Director serving as the primary administrator.

Funding Sources: Administration of the Implementation Programs in this section will be funded through the County's General Fund, the Airport Enterprise Fund, and application fees for land development projects.

Time Frame for Implementation: Implementation of the programs in this section related to adopting master plans for the County airports, adopting Extended Runway Centerline Zones and revisiting the Airport Land Use Commission Policy Plan will be completed by FY 98-99; all other programs are ongoing.

APPENDIX 2.A

TUOLUMNE COUNTY FUNCTIONAL SYSTEM OF ROADWAYS

Rural Arterial

The rural principal arterial system consists of a network of routes functioning primarily for the movement of through traffic, usually on continuous routes, with trip length and capacities suitable for substantial statewide or interstate travel. The State Department of Transportation is the agency responsible for improving and maintaining these routes.

- * State Highway 120

Rural Minor Arterial

The rural minor arterial functions in conjunction with the principal major arterials to form a network providing high speed, high volume travel corridors for movement between traffic generators such as cities, large towns and resort areas and uninterrupted intercounty travel. Rural minor arterials are spaced consistent with population density to provide a relatively high level of service to all developed areas of the State. The State Department of Transportation is the agency responsible for improving and maintaining these routes.

- * State Highway 49
- * State Highway 108
- * State Highway 132

Rural Collector

Rural collector routes provide service between local roads and the arterial system and are primarily important for intracounty travel. These routes are subclassified as follows:

Major Collector

These routes function as corridors for through traffic within local areas providing service to towns and other major traffic generators within the County which are not directly served by the arterial system. They also serve to link minor collectors and local access roads with nearby towns and communities or the arterial system.

- * Bonds Flat Road
- * Ferretti Road
- * Greenley Road
- * Hess Avenue (New alignment, Mono Way to Phoenix Lake Road)
- * Jacksonville Road (State Highway 120 to Seco Street, Jamestown)
- * Jamestown Road
- * La Grange Road/J59
- * Longeway Road (Soulsbyville Road to South Fork Road)
- * Longeway Road (Middle Camp Road to Phoenix Lake Road)
- * O'Byrnes Ferry Road
- * Parrotts Ferry Road
- * Peoria Flat Road (O'Byrnes Ferry Road to Shell Road)
- * Phoenix Lake Road
- * Rawhide Road
- * Shaws Flat Road (Jamestown Road to Hwy. 49)
- * Shell Road (Rawhide Road to Peoria Flat Road)

- * Smith Station Road
- * Soulsbyville Road
- * South Washington Street (SR 108 to Washington Street)
- * Standard Road
- * Tuolumne Road
- * Tuolumne Road North
- * Twain Harte Drive
- * Washington Street (Mono Way to Campo Seco)

Minor Collector

These routes generally serve lower density areas and, therefore, do not have the traffic volume that major collectors do. Minor roads often serve to funnel traffic from groups of local roads onto the major collectors and arterial routes. Minor collectors should be spaced to bring all developing areas of the County within reasonable distance of major collectors or arterial routes.

- * Algerine Road (Twist Road to Campo Seco)
- * Algerine/Wards Ferry Road (Lime Kiln Road to Wards Ferry Road)
- * Bear River Drive (Crestview Drive to Crystal Falls Drive)
- * Bell Mooney Road
- * Big Hill Road
- * Black Oak Road (Tuolumne Road to Soulsbyville Road)
- * Buchanan/Fish Hatchery Road (Tuolumne City to Forest Service)
- * Cabezut Road (maintained portion)
- * Campo Seco Road
- * Cherokee Road (Tuolumne Road to Tuolumne Road North)
- * Creekside Drive (Phoenix Lake Road to Crestview Drive)
- * Crestview Drive (Bear River Drive to Creekside Drive)
- * Crystal Falls Drive (Longeway Road to Bear River Drive)
- * Dodge Ridge Road
- * Draper Mine Road
- * Fifth Avenue (Jamestown)
- * Fuller Road (Little Fuller Road to Joaquin Gully Road)
- * Hess Avenue (Mono Way to Tuolumne Road)
- * Hunts Road (Longeway Road to Twain Harte Drive)
- * Joaquin Gully Road
- * Kewin Mill Road (maintained portion)
- * Lime Kiln Road (Campo Seco Road to Algerine/Wards Ferry Road)
- * Little Fuller Road (South Fork Road to Fuller Road)
- * Longeway Road (Middle Camp Road to South Fork Road)
- * Lyons Bald Mountain Road (maintained portion)
- * Main Street, Jamestown
- * Middle Camp/Sugar Pine Road (Joaquin Gully Road to State Hwy. 108)
- * North Sunshine Road
- * Old Priest Grade
- * Pinecrest Lake Road (State Highway 108 to Pinecrest Lake)
- * Preston Lane
- * Priest Coulterville Road (maintained portion)
- * Racetrack Road (Jamestown Road to Sonora city limits)
- * Red Hill Road
- * Ridgewood Road (maintained portion)
- * Sanguinetti Road (Mono Way to Bypass Loop Road)
- * Sawmill Flat Road
- * Seco Street (Jacksonville Road to Main Street, Jamestown)
- * Shaws Flat Road (Springfield Road to Sonora city limits)

- * South Fork Road (Longeway Road to Middle Camp Road)
- * Springfield Road (Parrotts Ferry Road to Shaws Flat Road)
- * Twist Road
- * Wards Ferry Road (Algerine/Wards Ferry Road to Tuolumne Road)
- * Woodhams Carne Road (Yosemite Road to Tuolumne Road)
- * Yankee Hill Road (Parrotts Ferry Road to Big Hill Road)
- * Yosemite Road (Wards Ferry Road to Tuolumne City)
- * Old Wards Ferry Road (Sanguinetti Road to Jacobs Road)
- * Jacobs Road

Rural Local Road

The rural local road system primarily provides direct access to residential property and other areas which are not directly served by the collector or arterial system. Local roads make up a major portion of the County Road System, accounting for approximately 370 miles.

Local roads are all those County roads not classified under the Arterial or Collector categories.

Scenic Routes

A scenic route is one which traverses an area of outstanding scenic quality. The following three roadways are locally designated routes in Tuolumne County:

SCENIC ROUTES	
Route	Description
State Highway Route 49	This route traverses the western foothills and Mother Lode and connects many historical sites and towns. This highway shall be designated as a Scenic Route from the Mariposa County line to Route 120 near Moccasin Creek and from Route 120 at Chinese Camp to the Calaveras County line, exclusive of the City of Sonora. This highway is included in the "Master Plan for State Scenic Highways".
State Highway Route 108	The Sonora Pass Highway, from Route 49 easterly into Mono County. This, like State Route 49 described above, gives access and exposure to spectacular mountain country. This route is also on the State Scenic Highways Master Plan.
State Highway Route 120	From Route 49 near Chinese Camp easterly to Route 49 near Moccasin Creek. This route is also in the "Master Plan for State Scenic Highways".

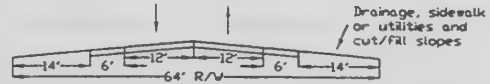
Figure 2.A.1

Typical Cross-Sections

The cross-sections below are typical illustrations of minimum road improvements required. However, additional right-of-way or paved sections may be required to accommodate additional travel lanes, drainage, utilities or grading.

COUNTY ROADS

**Minor Collector
(2-lane)**

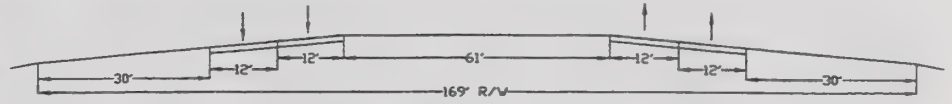


**Major Collector
(3-lane)**

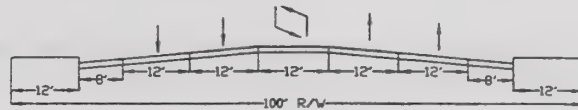


STATE HIGHWAYS

Rural Expressways



Urban Arterials



APPENDIX 2.B

ROAD SYSTEM OPERATING CONDITIONS

The Tuolumne County road system was evaluated (Countywide Traffic Circulation System Model, Transportation Improvement Program and Funding Strategy, January 1996) to determine the operating level of service rating on all Arterial and Collector roads in 1993. The level of service (LOS) of roadways is a qualitative measure of the operating conditions on a section of roadway. It is defined by the motorists' perception of their mobility and comfort. In general, LOS "A" through LOS "C" indicate minimal or acceptable delays. LOS "D" represents high density stable flow with motorists feeling noticeable congestion. LOS "E" indicates the roadway is operating at or near its capacity and there are frequently intolerable delays. LOS "F" means the traffic volume is higher than the capacity of the roadway so queuing will occur; there will be excessive delay and stop and go conditions through the queue until the demand level drops off. According to policies established by Tuolumne County, deficient roadways are those which operate at LOS D, E and F.

The majority of deficient roadway segments are concentrated on State highways. The two-lane portion of Highway 108 between the west County line and south of Sonora operate at LOS D and E, with average daily traffic volumes between 20,000 and 25,000. East of Sonora, Highway 108 operates at LOS D between Coffill Road and Sierra Village, primarily because of its steep, narrow and winding nature. Highway 120 operates at LOS D on Priest Grade and through Groveland.

In Sonora, the deficient roadways are concentrated on stretches of Mono Way (LOS D/E), Washington Street (LOS D/E) and Highway 49 (LOS D/E) through town.

Figure 2.B.1 illustrates the amounts of road segment in each LOS category in Tuolumne County. About six percent of all roadway segments operate at LOS D, three percent LOS E and no sections operate at LOS F. This indicates that Tuolumne County roads are operating at a relatively good level.

Figure 2.B.1

1993 Roadway Segment Level of Service

Level of Service	Number of Segments	Percentage
A-C	1,043	91%
D	69	6%
E	30	3%
F	0	0%
Total	1,141	100%

Source: Countywide Traffic Circulation System Model, Transportation Improvement Program and Funding Strategy, TJKM, January 1996

The local streets and roads network is constrained by Sullivan Creek. State Route 108 is the only major east-west route in this area of the western foothills of the Sierra Nevada Mountain Range. The segment of SR 108 from Mono Way to Standard is heavily used by local and interregional traffic. The Sonora Bypass Extension project will bypass this segment of SR 108 which has become very congested due to this natural geographical barrier. The Sonora Bypass Extension Phase I is programmed in the State Transportation Improvements Program (STIP). In addition to the Bypass project, eight intersections of County roads with State routes may currently warrant signalization or other improvements to alleviate undesirable operations.

The impacts of projected growth in Tuolumne County have been studied per the population estimates in Figure 1.7 of the Land Use Element and it has been found that many of the future roadway deficiencies will occur on segments which have a degree of current deficiency. The traffic conditions on those segments will generally worsen by at least one level of service, unless improvements are constructed to accommodate increased traffic volumes. The County has a proposed Capital Improvement Program (CIP) to mitigate growth impacts to the regional road system. Figure 2.B.2 illustrates how the road system will operate with growth but no improvements (2015 Base Case) and with growth and full implementation of a CIP with both State and County road improvements.

Figure 2.B.2

Road System Operations

Level of Service	1993		2015 Base Case		2015 w/CIP			
	Length (miles)	Share	Length (miles)	Share	Segments	Share	Length (miles)	Share
A-C	904.2	95%	864.5	91%	1,058	89%	906.6	94%
D	32.7	4%	44.5	5%	93	8%	42.6	4%
E	11.5	1%	19.5	2%	21	2%	10.7	1%
F	0.0	0%	20.5	2%	14	2%	6.9	1%
Totals	948.3	100%	949.0	100%	1,188	100%	967.3	100%

Note that, when compared with the 2015 Base Case scenario, roadway deficiencies have been reduced from nine percent to six percent. The worst segments, operating at LOS E and F, have been reduced from four percent to two percent and are primarily on the State Highway System. However, this General Plan recognizes the major funding limitations that currently exist in the State of California. These limitations threaten the ability of responsible agencies to deliver needed projects. Furthermore, there are substantial shortfalls in funding for maintenance and operation of existing transportation facilities and services that must be resolved if California is to maximize its investment in the existing system. Finally, impact fees usually fail to not only generate sufficient revenue to pay for new facilities needed to accommodate new growth, but are restricted by law from paying for correction of existing deficiencies. Use of impact fees as the only method of replacing the decreases in public funding raises serious questions about cost allocation equity.



CHAPTER 3: HOUSING ELEMENT

INTRODUCTION

Section 65302 of the California Government Code, requires all localities to include in their General Plans a Housing Element which:

- consists of "standards and plans for the improvement of housing and for the provision of adequate sites for housing"; and,
- "makes adequate provisions for the housing needs of all economic segments of the community".

In support of the State goal of a "decent home in a suitable living environment for all", the State has defined the following policy objectives¹ to be addressed in all Housing Elements:

1. An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of those needs, and includes the following:
 - a. Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels;
 - b. Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition;
 - c. An inventory of land suitable for residential development, including vacant sites, and sites having potential for redevelopment, an analysis of the relationship of zoning and public facilities and services to these sites;
 - d. Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures;
 - e. Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction;
 - f. Analysis of any special housing needs, such as those of the handicapped, elderly, large families, farmworkers, families with female heads of households and persons in need of emergency shelter;
 - g. Analysis of opportunities for energy conservation with respect to residential development; and,

1 Refer to Appendices 3.A - 3.G for an analysis of these policy objectives.

- h. Analysis of existing assisted housing developments which are eligible to change to non-low income housing uses during the next 10 years.
2. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing; and,
3. A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element.

To this end, the following has been formulated to address identified housing needs within Tuolumne County.

GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

Adequate Sites

GOAL 3.A **Encourage a variety of adequate sites to accommodate households of all types, characteristics and income levels of Tuolumne County.**

Policies

- 3.A.1 Continue to review and update the Tuolumne County General Plan, Title 17 - the Uniform Zoning Ordinance and Community Plans to provide for housing development on land with adequate infrastructure and minimal environmental disturbance.
- 3.A.2 Continue to inventory environmentally sound and compatibly zoned lands throughout the County for the provisions of suitable housing sites.
- 3.A.3 Initiate rezoning of properties suitable for the development of low and moderate income residential developments.

Implementation Programs

- 3.A.a Review and Update of the Tuolumne County General Plan

Continue to review Title 17 - the Uniform Zoning Ordinance and Community Plans for consistency with the Tuolumne County General Plan to determine adequate sites are available to meet basic construction as well as regional housing needs.²
- 3.A.b Extension of Public Utility Services

Encourage the extension of additional public services through the installation of larger utility distribution lines and off-site improvements for new urban developments.

² Basic construction need is defined as the number of units needed to meet projected growth in the number of households in the County in order to provide a reasonable vacancy rate, and to account for housing units which are anticipated to be removed as part of a normally functioning housing market; this does not take into account condition, price, size, or other attributes of the housing stock. The Regional Housing Need is an allocation of housing needs of persons at all income levels on a jurisdiction basis throughout 11 Sierra communities (the Counties of Alpine, Amador, Calaveras and Tuolumne, and the Cities of Amador City, Angles Camp, Lone, Jackson, Plymouth, Sonora and Sutter Creek).

3.A.c

Geographic Information System (GIS) Database

Continue to develop the County's GIS database in order to provide for an inventory of lands suitable for residential development, specifically, high density projects; lands which are owned by school districts and County shall be included. Said inventory will provide the basis for periodic review in meeting Regional Housing Needs, as well as providing prospective developers with information relating to the location of higher density properties within the County.

3.A.d

Initiation of Rezoning

Initiate rezoning of properties suitable for low and moderate income residential development including vacant or under-developed commercial and industrial land. Planning Staff will continue to identify properties suitable for these type of uses, and discuss their potential with the land owners. A portfolio of the properties will be kept and updated as a reference for developers' inquiries.

Affordable Housing

GOAL 3.B Encourage and promote the development of very low, low and moderate income housing for the residents of Tuolumne County.

Policies

- 3.B.1 Provide incentives for the construction of low and moderate income housing.
- 3.B.2 Encourage new development to cumulatively provide for low and moderate income housing needs.
- 3.B.3 Promote higher density residential development where existing public services are available.
- 3.B.4 Consider the distribution of low income units throughout Tuolumne County rather than concentrated within a specific community.
- 3.B.5 Continue to support public, private, and non-profit applications for State and Federal programs for both new construction and rehabilitation with regards to affordable housing projects.
- 3.B.6 Encourage and support the efforts of local lending institutions to provide opportunities and programs for financing housing for very low, low and moderate income households.
- 3.B.7 Encourage and support collaborative efforts between local agencies to provide Tuolumne County with affordable home ownership programs, such as self-help housing.

Implementation Programs

3.B.a Small Lot Subdivisions

Continue to support the development of small detached or attached single family housing subdivisions through the use of Development Agreements to provide for lots which are less than 7,500 square feet. Consider amending Title 17 - the Uniform Zoning Ordinance to provide for the creation of parcels smaller than 7,500 square feet without a Development Agreement when specified criteria can be met, such as the topography or locational relationship of the site.

3.B.b Mitigation Fees

Continue to waive or reduce application and mitigation fees for affordable housing, congregate care and similar medical facility projects.

3.B.c Funding Sources Inventory

Continue to investigate funding through State and Federal agencies in support of low and moderate income housing construction as well as matching funds for water and sewer system improvements and expansion. Said funding could be used for rehabilitation projects, land acquisition, infrastructure studies, and/or construction costs.

3.B.d Central Sierra Planning Council Support

Continue to provide assistance to Central Sierra Planning Council for their Community Development Block Grant (CDBG) packaging assistance.

3.B.e Bond Fund

Investigate the implications of creating a Bond Fund for the development of low and moderate income housing with presentation of alternatives before the Board of Supervisors. Proceeds from the sales of General Obligation and Revenue Bonds can help to subsidize the cost of low income housing construction when combined with other programs and subsidies.

3.B.f Title 16 Revision - Reversionary Rights

Consider the use of reversionary rights whereby dedicated streets and roads may be included when calculating parcel size on parcels established for the construction of affordable housing.

3.B.g Incentive Allowance

Develop an incentive program that maintains the County's financial incentives of waving fees for such housing and provides for waiving various development standards and street requirements on a case-by-case basis in lieu of the financial incentives for consistency with Government Code Section 65915.

A density bonus of at least 25 percent, and an additional incentive, or finance incentive(s) shall be provided to a developer of a housing development consisting of 5 or more units agreeing to construct at least:

1. 20% of the units for lower-income households; or
2. 10% of the units for very low-income households; or
3. 50% of the units for senior citizens.

To further the goal in meeting the County's Regional Housing Needs, a tiered system could be developed whereby two or more incentives may be applied based upon the proportion of affordable units proposed to the latest Regional Housing Needs estimates.

3.B.h Encourage Financing Programs

Encourage and support the efforts of local lending institutions to provide opportunities and programs for financing housing for very low, low and moderate income households.

3.B.i Affordable Home Ownership Programs

Encourage and support collaborative efforts of the Amador-Tuolumne Community Action Agency, Central Sierra Planning Council, County Departments and other agencies in developing local affordable home ownership programs such as self-help housing.

Governmental Constraints

GOAL 3.C Mitigate governmental constraints in order to provide affordable housing in Tuolumne County.

Policies

- 3.C.1 Reduce and where possible, remove governmental constraints that increase the cost of housing.
- 3.C.2 Continue to review and revise procedures in an effort to streamline the development process.

Implementation Programs

- 3.C.a Development Procedures Manual

Continue to provide the development community with an informational manual outlining project review from submittal to approval.
- 3.C.b Inter-Departmental Coordination

Coordinates efforts with those of the Central Sierra Planning Council and County agencies and jurisdictions to meet the County's housing needs.
- 3.C.c "Fast Track" Permit Processing

Continue to provide for "Fast Track" processing of low and moderate income housing development permits.

Housing Conservation

GOAL 3.D Conserve and improve the existing stock of safe, sanitary and affordable owner occupied and rental housing in Tuolumne County.

Policies

- 3.D.1 Continue to cooperate with the Bureau of Indian Affairs in the rehabilitation of housing units on the Tuolumne Rancheria.
- 3.D.2 Continue to support the conservation and rehabilitation of the older housing stock.
- 3.D.3 Continue to investigate funding sources for rehabilitation, construction and rent supplements programs.
- 3.D.4 Continue to investigate funding sources for weatherization and energy conservation work in homes.

- 3.D.5 Require State and Federal subsidized housing units for low and moderate income households be preserved over the useful life of the project.
- 3.D.6 Investigate funding sources for improving water quality and remedial conservation work in older homes.
- 3.D.7 Investigate and develop programs for addressing remediation of hazard or health issues, such as lead, in older homes.

Implementation Programs

3.D.a Monitoring of Governmental Subsidized Housing Projects

Monitor State and Federal subsidized housing units so as not to lose their low and moderate income restrictions. This will be accomplished through regular communications with Central Sierra Planning Council, Amador-Tuolumne Community Action Agency, owners and tenants of existing units.

3.D.b Support Central Sierra Planning Council

Provide support services to Central Sierra Planning Council in the review of State and Federal program applications for the expansion of the County's Community Development Block Grants housing rehabilitation and construction funding.

3.D.c Enforcement of Health and Safety Codes

Provide for the continued enforcement of building, electrical, mechanical, sanitary, and fire development codes to assure safe housing while not imposing a disproportionate hardship on low income families, the elderly or the disabled.

3.D.d Tuolumne Rancheria Outreach

Cooperate with the Bureau of Indian Affairs and other appropriate agencies to encourage the rehabilitation of housing units on the Tuolumne Indian Rancheria.

3.D.e Informational Handouts

Prepare informational handouts on development opportunities for low and moderate income housing as well as the inventory of available lands for the siting of such developments.

3.D.f Monitoring of "At Risk" Units

Regularly monitor the status of the Tuolumne Apartments through contact with the owners and Federal Housing and Urban Development (HUD) representatives.

3.D.g Potential Property Buyers

Maintain communication with potential property buyers considered under HUD's "First Right of Refusal" list and other programs, such as those administered by Central Sierra Planning Council and Amador-Community Action Agency. Provide assistance with possible financing sources.

3.D.h Weatherization/Energy Conservation

Prepare informational handouts detailing energy saving techniques, including landscaping

and home construction, and the availability of low interest energy loan programs.

3.D.i

Bureau of Indian Affairs

Work in cooperation with the Bureau of Indian Affairs and local tribes, such as the Chicken Ranch Rancheria, in the provision of new housing opportunities for their community members.

3.D.j.

Water Quality and Conservation

Encourage and support local agencies' individual and collaborative efforts to improve in-home water quality and conservation of use. Promote the widespread distribution of information on methods and alternatives for improving in-home water quality and conservation.

3.D.k

Improve Hazard or Health Conditions in Older Homes

Encourage and support local agencies' individual and collaborative efforts to improve hazard or health conditions, such as lead abatement, in older homes. Also, promote the widespread distribution of public information on programs, methods and alternatives for individuals to assess and improve on older home's condition.

Equal Opportunity Housing

GOAL 3.E

Strive to provide persons of Tuolumne County with decent housing in a suitable environment so they are not excluded on the basis of economic, ethnic, age, gender, or disability characteristics.

Policies

3.E.1

Support programs which provide housing assistance to low and moderate income seniors.

3.E.2

Encourage local social service providers, developers, and governmental agencies to contribute support to the Housing Advisory Committee.

3.E.3

Provide for the needs of the physically and mentally disabled through the support of public and private group home development.

3.E.4

Provide assistance to the Amador-Tuolumne Community Action Agency and Mother Lode Womens' Center in providing transitional housing programs.

3.E.5

Promote equal opportunity housing for residents of Tuolumne County regardless of economic, ethnic, age, sex or disability characteristics, through enforcement and notice of unlawful practices as defined by the Fair Housing Policy.

Implementation Programs

3.E.a

Promote the Housing Advisory Committee

Continue to initiate semi-annual meetings for discussion and updates on housing issues with County staff, Central Sierra Planning Council, developers and provider agencies of Tuolumne County. Emphasis should focus on the state of housing needs within the County, as well as provide the opportunity for the formation of working partnerships focused on resolving such issues.

3.E.b Emergency and Transitional Housing

Amend Title 17 , the Uniform Zoning Ordinance, to establish emergency and transitional housing as permitted or conditionally permitted uses within appropriate zoning districts.

3.E.c Public Housing Information

Display brochures and pamphlets from the Fair Employment Practices Commission, including information on fair housing laws, in County offices, such as, Welfare, Planning, Victim Witness, County Clerk and Tuolumne General Hospital. Refer housing complaints to the Amador-Tuolumne Community Action Agency.

3.E.d Multi-family Units

Encourage the development of multi-family projects with three or more bedrooms per unit to provide housing for large families; possible developer incentives include reductions in on-site parking standards.

3.E.e Senior Facilities

Actively pursue the development of congregate care, convalescent hospitals and similar senior housing facilities through the use of the affordable housing incentive program.

HOUSING IMPLEMENTATION PLAN*			
PROGRAMS	RESPONSIBILITY	FUNDING	TIME FRAME
3.A.a	Planning Department	General Fund	Ongoing
3.A.b	Public Service Providers	General Fund CDBG Technical Assistance	Ongoing
3.A.c	Planning Department	General Fund	Ongoing
3.A.d	Planning Department	General Fund	Ongoing
3.B.a	Planning Department	General Fund	Ongoing
3.B.b	Planning Department	General Fund	Ongoing
3.B.c	Planning Department Central Sierra Planning Council	General Fund	Ongoing
3.B.d	Planning Department	General Fund	Ongoing
3.B.e	Planning Department County Counsel County Administrative Officer	General Fund	FY 98-99
3.B.f	Planning Department Department of Public Works	General Fund	FY 98-99
3.B.g	Planning Department	General Fund	Ongoing
3.B.h	Planning Department	General Fund	FY 96-97
3.C.a	Development Departments	General Fund	Ongoing
3.C.b	Planning Department	General Fund	Ongoing
3.C.c	Development Departments	General Fund	Ongoing
3.D.a	Planning Department	General Fund	Ongoing
3.D.b	Planning Department	General Fund	Ongoing
3.D.c	Development Departments	General Fund	Ongoing
3.D.d	Planning Department Central Sierra Planning Council	General Fund CDBG Technical Assistance	Ongoing
3.D.e	Planning Department	General Fund	FY 97-98
3.D.f	Planning Department	General Fund	Ongoing
3.D.g	Planning Department	General Fund	Ongoing
3.D.h	Planning Department Building Department	General Fund	Ongoing
3.D.i	Planning Department	General Fund	Ongoing

HOUSING IMPLEMENTATION PLAN*			
PROGRAMS	RESPONSIBILITY	FUNDING	TIME FRAME
3.E.a	Planning Department	General Fund	Annual Basis
3.E.b	Planning Department Amador-Tuolumne Community Action Agency	General Fund CDBG Technical Assistance	FY 96-97
3.E.c	Planning Department	General Fund	Ongoing
3.E.d	Planning Department	General Fund	Ongoing
3.E.e	Planning Department	General Fund	Ongoing

* This Housing Implementation Plan is provided pursuant to Government Code Section 65583 (c) which requires the inclusion of an action program establishing a five year schedule for implementing the policies and programs contained in a Housing Element.

APPENDIX 3.A: SUMMARY AND RECOMMENDATIONS

Tuolumne County is growing at a steady rate of approximately 5% a year. The majority of the County's population is white, in their mid 30's, is in a service related profession, married without children and has a median income of \$39,100.00³.

There has been a 42% increase in households since the 1980 Census which was accompanied by a 53% change in population during the same period. The vacancy rate in 1990 dropped to 28% from the 1980 level of 33%.

Housing affordability is the number one concern for residents of Tuolumne County. The average Tuolumne County family of four at the median income level is able to afford the purchase of a \$126,129. home. The average sale price of a home in Tuolumne County is \$133,068.

Our infrastructure to support this growth is minimal. Development fees, land values, and permit processing have all added to the difficulty in providing affordable housing.

The 1990 Census indicates that of the 16,010 total households in Tuolumne County, 28% are over the age of 60, 8% are composed of single mothers with children (of which approximately 40% qualify at the poverty level), and 4% are overcrowded.

During the planning period of 1997 to 2001, Tuolumne County's Regional Fair Share of Housing is 19,664 housing units; 26% for the very low income group, 15% for other low, 20% for moderate and 39% for above moderate.

Our goals and policies have changed to meet the needs of our community, while giving priority to new programs in order to implement these changes. These policies include the following:

1. Initiate rezoning of properties suitable for low and moderate income residential development.
2. Actively solicit developers for low and moderate income housing while providing construction incentives; including the reduction of development fees.
3. Continue to review and revise procedures in an effort to streamline the development process.
4. Encourage the extension of public services for urban development.
5. Continue to support public, private, and non-profit applications for State and Federal programs for both new construction and rehabilitation with regards to affordable housing projects.

APPENDIX 3.B: REVIEW OF 1992 - 1997 HOUSING ELEMENT

In 1992 - 1997 the Housing Element was predicated upon five policy objectives as defined by the State:

1. Encourage a variety of adequate sites to accommodate households of all types, characteristics and income levels of Tuolumne County.
2. Encourage and promote the development of very low, low and moderate income housing for the residents of Tuolumne County.
3. Reduce and where possible remove governmental constraints to providing affordable housing in Tuolumne County.
4. Conserve and improve the existing stock of safe, sanitary and affordable owner occupied and rental housing in Tuolumne County.
5. Ensure that persons of Tuolumne County are provided with decent housing in a suitable environment and are not excluded on the basis of economic, ethnic, age, sex, or disability characteristics.

In reviewing the County's progress in meeting the goals of the Housing Element to date, the following were accomplished during the period of 1992 through April of 1996:

1. 998 single family units were constructed; 40 multifamily and 204 mobilehomes.
2. 43 single family homes were rehabilitated in Tuolumne County.
3. 1993 CDBG application approved for \$30,000.00 for Tuolumne County Housing Needs Study.
4. In April of 1994, amended zoning ordinance to streamline procedures in the construction of duplexes and triplexes through the introduction of the Site Review Permit.
5. In June of 1993 certification of EIR to waive mitigation development fees for low and moderate income and senior housing projects.
6. Worked with affordable housing developer in securing over \$700,000 in construction financing for an 80 unit multi-family project, from the California Tax Credit Allocation Committee; received notification in April of 1996, largest allocation awarded.

Specifically, the Figure 3.B.1 presented below outlines the projections made by the 1992 Housing Element along with what the County actually accomplished.

FIGURE 3.B.1

REVIEW OF 1992 - 1997 HOUSING ELEMENT

1992 - 1997 ELEMENT PROJECTIONS	RESULTS	EXPLANATION OF DIFFERENCE
Title 17 provision for "granny units"	Adopted 1995	Accomplished
Goal of rehabilitating 15 units per year	43 units rehabilitated	Lack of funding
Total new construction projection 4,402 dwelling units	998 units constructed 40 multi-family units 204 mobilehomes	Mobilehomes include private parks and individual properties.
1,831 units low income (includes very low/other low)	176 units constructed	Includes individual mobilehomes.
Pursue the development of senior housing facilities	Development of a 75 bed congregate care facility	Accomplished
Waiver of mitigation fees	Waiver of over \$\$\$ in fees	Accomplished

* SDF - Single family dwelling

In Tuolumne County, all new development projects are evaluated on a case by case basis to insure that our natural resources will not be impacted and existing infrastructure will not be overburdened.

As a rural county under pressure to grow, the low to moderate income housing market was for the most part stagnant. Developers concentrated their efforts on the higher end income that was brought into the county by people relocating from primarily the Bay Area. Those who were once second home owners in the county became permanent residents and were able to upgrade in the housing market. Many of these were retirees who were not seeking employment.

The General Plan encourages low to moderate income housing development to be distributed throughout the County. However because of the County's lack of infrastructure development is limited to the few areas that are currently served by both public water and sewer. The cost of expanding these facilities has not been feasible thus far for the local developers. The development of subdivisions greater than two (2) acres in size are not required to provide these public services; therefore, these are more desirable from a development standpoint.

Only two (2%) percent of the building permits issued from 1992 through Spring of 1996 were for low and moderate income units; or, approximately 176 units.⁴

The County does offer a density bonus to developers of low/moderate income projects; however this is the only incentive offered by the County at this time. The County had proposed to develop an inclusionary ordinance under the 1985 Housing Element, but this was not accomplished.

APPENDIX 3.C: ANALYSIS OF EXISTING CONDITIONS

The following is a compilation and analysis of the existing Tuolumne County community as defined by the 1990 Census; its population characteristics, household characteristics, housing characteristics and special needs households.

3.C.1. POPULATION CHARACTERISTICS

3.C.1.a. County Growth Trends

Prior to 1900, the County's population varied from 16,229 in 1860 to 6,082 in 1890 in response to the decades marked by California's Gold Rush. Only since 1940 has Tuolumne County experienced a steady growth rate; from 1960 to 1970 the population percentage increased from 2.3% to 53.9% and has remained at this level through 1990. This is accompanied by an average annual growth rate of 5.4% from 1970 through to 1990. Projections for the period of 1990 through 1995 show a growth rate of 3.2%. In comparison, this rate is almost one and one-half times the growth rate for the State of California which is 2.2 from 1980 to 1990. Figure 3.C.1 provided below shows the County's population estimates over the last 10 years.

FIGURE 3.C.1

HISTORICAL POPULATION GROWTH 1900 - 1990

Year	Population	Change from Preceding Year/Census		
		No. of Persons	Percentage (10 yr.)	% Average Annual Growth
1900	11,166	0	0	0
1910	9,979	(-) 1,187	10.6%	1.1
1920	7,768	(-) 2,211	22.2%	2.2
1930	9,271	(+) 1,503	19.3%	2.0
1940	10,887	(+) 1,616	17.4%	1.7
1950	12,584	(+) 1,697	15.6%	2.0
1960	14,404	(+) 1,820	2.3%	0.2
1970	22,169	(+) 7,765	53.9%	5.3
1980	33,928	(+) 11,759	53.0%	5.3
1990	48,456	(+) 14,528	42.8%	4.3

3.C.1.b. Age of Population

The majority of the County's population is between 25-44 years of age, while those between the ages of 19 and 24 are the smallest percentage of the population. Tuolumne County is a choice area for family living, yet provides little educational opportunities for high school graduates.

Of the County's total population, 16.5% are over 65 years of age. This represents a special needs group who have specialized housing needs based on limited income, access to medical care, transportation services and

in some cases, assisted living arrangements. Responses from area agencies on the elderly strongly suggest that congregate care and similar senior facilities are needed.

FIGURE 3.C.2

POPULATION BY AGE GROUP

AGE OF POPULATION	POPULATION TOTALS	% OF POPULATION
Less than 18 yrs.	11,347	23.0%
19 - 24	3,307	6.8%
25 - 44	15,729	33.0%
45 - 64	10,061	20.7%
Greater than 65 years	8,012	16.5%
TOTALS	48,456	100%

3.C.1.c. Ethnic Population

Tuolumne County is not ethnically diverse. As shown below, approximately 83% of the County's population is classified as white. Of the hispanic and black populations, 1,293 and 1,434 respectively, are found in Census Block 52 which is the Sierra Conservation Center.

FIGURE 3.C.3

POPULATION BY ETHNIC COMPOSITION

Ethnic Composition	Total Population	Percentage of County
White	39,849	83%
Hispanic	4,155	8%
Black	1,542	3%
Native American	919	2%
Asian/Pacific	329	1%
Other	1,662	3%
Total	48,456	100%

3.C.1.d. Jobs/Housing Balance

Tuolumne County has embarked on the goal of developing a county wide economic development program which is supported by the Joint County/City Economic Development Advisory Committee. The program is a cooperative venture supported by Pacific Gas and Electric, Tuolumne County, City of Sonora, Tuolumne County Chamber of Commerce, Tuolumne County Visitors Bureau, Tuolumne County Board of Realtors,

Sonora Improvement Association, and the Tuolumne County Building Industry Association. The goal of the county's economic development program is to enhance the county's quality of life; to sustain and create high quality jobs, stable, nonseasonal, noncyclical industries; and to provide a solid revenue base to fund public improvements and services.

The following information, as compiled by the Tuolumne County Chamber of Commerce, shows major employers in Tuolumne County are as follows:

<u>COMPANY</u>	<u>NO. OF EMPLOYEES</u>
Sierra Conservation Center	1,165
Tuolumne County Schools	1,072
State of California	1,000
Tuolumne County (+ Hospital)	654
U.S. Government	500+
Sonora Community Hospital	525
Sierra Pacific Industries (formerly Fibreboard)	500
Wal-Mart	200
MRL Industries, Inc.	140
Save Mart	140
Chicken Ranch Bingo and Casino	115
Mervyn's	105
Pine Mountain Lake Association	104
Pak'N Save	75
The Union Democrat	70
K-Mart	60
Blue Mountain Minerals	50
Contract Manufacturing	50
Hales and Symons	45
Mother Lode Plastics, Inc.	40
Lucky's	40
City of Sonora	37
Pacific Gas & Electric Co.	35
Wildewood Creative Products	35
Mountain Springs Golf Course	30
Pacific Ultrapower	26
Golden State Cellular	25
Cost-U-Less	24

INDUSTRY/OCCUPATION CATEGORIES (1990)

Agriculture	100
Mining and Construction	1,000
Manufacturing	1,140
Transportation	440
Wholesale Trade	260
Retail Trade	3,140
Finance, Insurance and Real Estate	730
Services	3,440
Federal Government	590
State Government (including State Education/Columbia College)	980
Local Government and Education (primary and secondary schools)	2,260
Occupation	
Executive, Administrative, Managerial	2,009
Professional Specialty	2,371
Technicians & Related Support	533

Sales	2,075
Administrative Support, Including Clerical Services	2,771
Farming, Forestry & Fishing	3,272
Precision Production, Craft & Repair Services	646
Operators, Fabricators, and Laborers	2,574
	2,726

The 1990 Census shows that of those residents of Tuolumne County over the age of 16, 13,393 work within the County while 2,049 work outside of the County; 27 use public transportation to and from work.

3.C.2. HOUSEHOLD CHARACTERISTICS

3.C.2.a. Household Type and Presence of Children 1990

The portion of the population that does not live in "group quarters", is defined as living in a "household". Married couples with and without children make up over 60% of the County's households; 8.4% are of the total households are composed of single parent families with children. Of the total 1,511 single parent families, 1,140 are female headed households.

FIGURE 3.C.4

HOUSEHOLD TYPE AND PRESENCE OF CHILDREN

HOUSEHOLD TYPE	HOUSEHOLD TOTAL	PERCENTAGE
Married couple with children	3,964	23.5%
Married couple without children	6,224	37.3%
Single householder with children	1,267	8.4%
Single householder without children	499	3.3%
Non-family household*	4,056	27.5%
TOTALS	16,010	100%

* Includes one person households

3.C.2.b. Household Income and Housing Cost

Based on the January 1996 U.S. Department of Housing and Community Development (HCD) statistics, income limits on a persons per family basis are provided in the following table:

FIGURE 3.C.5
HOUSEHOLD INCOME

INCOME LEVEL	NUMBER OF PERSONS IN FAMILY					
	1	2	3	4	5	6
Very Low	13,700	15,650	17,600	19,550	21,100	22,700
Lower	21,900	25,000	28,150	31,300	33,800	36,300
Median	27,350	31,300	35,200	39,100	42,250	45,350
Moderate	32,850	37,500	42,200	46,900	50,650	54,400

Income limits are defined by HCD as:

Very Low:	Income not exceeding 50% of the median family income of the county.
Other Low:	Income between 50% and 80% of the median family income of the county.
Moderate:	Income between 80% and 120% of the median family income of the county.
Above Moderate:	Income above 120% of the median family income of the county.

3.C.2.c. Overpayment

Housing affordability may be defined as the percentage of families with an income high enough to afford the cost factors required for a median priced home; such factors include purchase price, interest rates, inflation, mortgage availability, property tax, tax benefits and insurance. Existing homeowners have built in equity which can increase their purchase power on a newer and larger home, whereas for first time homebuyers, moving from the rental market remains a major issue.

Housing and Urban Development (HUD) guidelines suggest that a household should not spend more than 30% of its gross annual income on housing. Households paying more than 30% are considered to be eligible for housing assistance. This means that an average Tuolumne County family of four, with an average annual income of \$31,300 (Lower Income limit) could possibly qualify for the purchase of a \$100,967.00 home.⁵ Based on a median annual income of \$39,100 for the same family of four, the purchase of a \$126,129.00 home is possible; however, the average sale price of a home in Tuolumne County is \$133,068.00⁶.

The 1990 Census shows that 2,109 owner occupied households are paying over 30% of their household income on monthly owner costs; 1,504 renter occupied households are paying over 30% of their household income on their monthly rent. These costs include rent and utilities or house payments, taxes, insurance and utilities. Of these figures, approximately 50% of these owners are low to very low income households, and 88% of the renters are low to very low income households.

3.C.2.d. Household Income Characteristics

The 1990 Census defined the median household income for Tuolumne County as \$27,030 while the median family income was \$31,464. Tuolumne County's household median is approximately 25% below that of the State of California which was estimated at \$35,798.

5 Assuming eligibility under CHBP for a 5% downpayment at a 9% fixed rate over a 30 year loan period.

6 For the period of January 1 through June 30, 1996. The Tuolumne County Association of Realtor's average sale price may exclude exclusive listings within subdivisions. If these listings were accounted for, the average sale price of homes would be expected to be significantly higher.

As estimated in the Central Sierra Planning Area Housing Needs Plan prepared by Central Sierra Planning Council, for the period of January 1, 1990 to July 1, 1997 the number of existing households as defined by income in 1990 are as follows:

FIGURE 3.C.6

EXISTING HOUSEHOLDS BY JANUARY 1, 1990 INCOME

Income Group	No. of Households	Percentage
Very Low	3,890	26
Other Low	2,324	15
Moderate	3,092	20
Above Moderate	5,956	39
Total	15,262	100

Approximately 6,214 households or 41% of all households in Tuolumne County are characterized as low income households. These figures include special needs groups such as the elderly and female head of households.

3.C.2.e. Overcrowding

Overcrowding is defined as a housing unit which is occupied by 1.01 or more persons per room. In 1990, out of a total of 23,091 occupied housing units, 706 were categorized as being overcrowded. Overcrowding of renter occupied units exceeds owner occupied units, but not by as large a margin as would be expected considering the affordability of the Tuolumne County housing market. This suggests that provisions for housing with more than the standard two- and three- bedroom units needs to be considered.

FIGURE 3.C.7

OVERCROWDING

Total Housing Units	23,091
Occupied Housing Units	16,010
Vacant Housing Units	7,081

Owner Occupied Housing Units		Renter Occupied Housing Units	
1.01 - 1.5 person/rm	198	1.01 - 1.5 person/rm	268
> 1.5 person/rm	104	> 1.5 person/rm	136

3.C.2.f. Group Quarters

Group quarters includes all persons not living in households. Two categories of group categories are

recognized: 1) institutionalized persons and, 2) other persons in group quarters which includes all persons who do not live in institutions or persons who live in living quarters when there are 10 or more unrelated persons living in the unit.

FIGURE 3.C.8
GROUP QUARTERS

GROUP QUARTERS	
Correctional Institutions	3,835
Nursing Homes	130
Dormitories	75
Homeless Shelter	0
Non-institutional group quarters	81
TOTALS	4,121

The County has one homeless shelter which is located in the City of Sonora and is not officially a part of this report. However, the shelter is operated by the Amador-Tuolumne Community Action Agency and is capable of providing for 21 residents. A transitional housing shelter opened in 1992 in Tuolumne City; current capacity is for three to four families.

3.C.3 HOUSING CHARACTERISTICS

3.C.3.a. Housing Stock

The total number of housing units in Tuolumne County per the 1990 Census figures is 23,091; of this, 16,010 are considered to be year round households. This is a 42% increase (4.2% average yearly increase) over the 1980 (17,700) housing unit number.

FIGURE 3.C.9
HOUSING UNITS

HOUSING UNITS	1980 CENSUS	1990 CENSUS
HOUSEHOLDS	11,376	16,010
owner	8,323	11,897
renter	3,053	4,113
vacant	6,324	7,081
TOTAL HOUSING UNITS	17,700	23,091

3.C.3.b. Housing Conditions

As part of the Low and Moderate Income Housing Inventory and Identification⁷, report prepared with Community Development Block Grant (CDBG) funds a housing condition survey of 15,443 households within Tuolumne County was conducted. Of those surveyed, 13% or 2,016 were categorized as "in need of rehabilitation and dilapidated." The breakdown of the substandard units is as follows:

FIGURE 3.C.10
SUBSTANDARD UNITS

Minor	950	15%
Moderate	2,279	36%
Substantial	2,912	46%
Dilapidated	190	3%
Total	6,331	100%

Information collected from this study has provided the County with CDBG funded rehabilitation programs. Target areas include Jamestown and Tuolumne City; 83 units in Jamestown have been rehabed, while 29 units in Tuolumne City have been completed. Between the 1992 and 1996 planning period, a total of 43 residential units have been rehabilitated throughout Tuolumne County.

3.C.3.c. Occupancy/Vacancy Rate

Of the 16,010 total households, 31% (7,081 units) are vacant.⁸ Of the 7,081 units which are vacant, 5,793 are categorized as seasonal, recreational or occasional use; 588 are either for rent or sale.

FIGURE 3.C.11
OCCUPANCY RATES

	1980 CENSUS	1990 CENSUS
Total Units	17,700	23,091
Occupied Units	11,376	16,010
% Occupied	64.3%	69.3%
Vacant Units	6,324	7,081
% Vacant	35.7%	30.7%

7 March 1992, Central Sierra Planning Council

8 Vacant units included those for rent, sale and seasonal use.

APPENDIX 3.D: SPECIAL NEEDS HOUSEHOLDS

3.D.1. The Elderly

In addition to living on a fixed income, the elderly face special housing needs with regards to accessibility and mobility. Senior housing should be located within walking distance of commercial services, especially local transportation with construction standards focused on occupant safety.

Tuolumne County has eleven licensed care facilities for seniors over the age of 60; one of these is a residential care facility which has a capacity of forty four (44), one is a residential/congregate care facility, Skyline Place, with 75 beds, while the remaining facilities are run out of private homes. These facilities provide housing for a total of 257 ambulatory and non-ambulatory seniors. Both Tuolumne General Hospital and Sonora Community Hospital have elderly care convalescent facilities. With 28% of the County categorized as elderly, it is apparent that Tuolumne County falls exceedingly short of meeting the needs of this population.

FIGURE 3.D.1

ELDERLY HOUSEHOLDS

Total County Households	Total Elderly Households	% Elderly Households	Owner Occupied Housing Units	Renter Occupied Housing Units
16,010	4,423	28%	4,033	476

The 1990 Census shows that 335, or 7.5% of the elderly households are characterized as living below the poverty level.⁹ Of the owner occupied households, approximately 20% are paying over 30% of their household incomes for monthly owner costs while approximately 51% of the renter households are paying over 30% for their monthly rental costs.

3.D.2. Female Heads of Household

Female heads of households are restricted in their ability to find housing due to limited incomes and the supply of large enough dwellings to accommodate their families. In addition, these households must be able to balance expenses that include child care, medical expenses, basic food and clothing needs with transportation to and from work.

Of the Female head of households, 47% live below the poverty level. The Department of Social Services 1988-1990 records show that 850 women residing in Tuolumne County, 16 years old and older, received AFDC (Aid to Families with Dependent Children).

FIGURE 3.D.2**FEMALE HEAD OF HOUSEHOLDS**

Total Households	Female Head of Households	> Poverty ¹⁰	< Poverty
16,010	1,644	866	778

3.D.3. The Disabled

Tuolumne County has five licensed care facilities for handicapped persons under the age of 59; all of which are operated out of private homes. These facilities can provide for a total of 34 ambulatory and non-ambulatory persons on a full time basis.

The 1990 Census places the disabled population into three categories: 1) mobility limitation, 2) self care limitation, or 3) both a self care and mobility limitation. Implications of a mobility limitation consist of the individual not being able to go outside the home alone to go to the grocery store. Self care limitations prevents an individual from being able to take care of their own personal needs such as dressing, bathing or getting around within the home.

Census figures show that the County's non-institutionalized population characterized as follows:

FIGURE 3.D.3**DISABLED PERSONS**

Disabled Persons		
Category	All Age Groups	Over 65 Years of Age
Mobility	4,486	1,899
Selfcare	1,370	410
Mobility and Selfcare	978	516

3.D.4. Large Households

In Tuolumne County, families of 5 or more comprise a total of 1,397 occupied units. Again, these families are often in the low to moderate income range and face a housing market that does not have an adequate supply of units that are able to accommodate their housing needs.

¹⁰ Poverty status categorized by female head of households with related children under 18 years of age.

FIGURE 3.D.4

LARGE HOUSEHOLDS

Number of Persons	Total No. of Occupied Units	Owner Occupied	Renter Occupied
5	902	590	312
6	278	194	84
7	139	89	50

3.D.5. The Homeless

Tuolumne County has one homeless shelter and one transitional housing facility. The homeless shelter is located within the City of Sonora, and is therefore not officially counted as part of Tuolumne County's Housing Element. The transitional shelter, located in Tuolumne City, provides service for three to four families.

It is not unlikely that a community the size of Tuolumne County has only one shelter. Logistically speaking, the shelter is located in the City of Sonora where it is closer to urban services than the outlying communities. Financing is the communities largest problem in providing shelter needs, in addition to the possibilities of opening up another somewhere in the county. On the same line, reference has been previously made to the lack of infrastructure to sustain the necessary higher density zonings.

The Amador-Tuolumne Community Action Agency (A-TCAA) has provided services for the homeless since 1983. In 1984, the agency obtained the first shelter, and housed 100 persons during the first year of operation. Since that time, the shelter has moved into its present location, centrally located in downtown Sonora. In 1988 and 1989, 148 families were housed at the shelter with 302 inquiries turned away. In 1995, 96 families, a total of 493 persons, were housed at the shelter with an average stay of 15 days; 112 inquiries were turned away. All clients were lower income; 90% were very low income.

Through funding provided by Community Development Block Grants, the shelter was purchased and renovated by the City of Sonora in 1989. The shelter is able to house 21 persons, including a full-time caretaker. The shelter provides residents with many services including provisions for food, clothing, and counseling offered for job training/placement, health care, income assistance, drug rehabilitation, and housing.

The Mother Lode Women's Center has been providing services to victims of domestic violence and sexual assault in Tuolumne County since 1978. Initial funding for the shelter was obtained in 1980 and since that time, shelter usage has increased from 75 women and children in 1981 to an annual population of 200. The shelter is owned by the City of Sonora and is offered to the Mother Lode Womens' Center rent free. Principle source of funding is the Office of Criminal Justice Planning; Community Development Block Grants and fund raising through the Womens' Center have enabled the shelter to operate on a 24 hour basis and has provided for necessary renovations.

The average client profile is a white married woman under 30 with at least one child under the age of six. Income is less than \$9,999.00, or in the very low income category. In 1988, only twelve women had any income at all prior to arriving at the shelter. The shelter has an operating capacity of 16 persons (4 households). As with the Homeless shelter, clients are offered a variety of counseling services and life skills.

The Planning Department receives complaints regarding the use of recreational vehicles as permanent homes. A recreational vehicle under the Tuolumne County Ordinance Code is considered to be less than 40 feet in length. In 1995, 17% of all zoning violations, or 19 actual cases, in the county were of people living in RV's; as of October of May of 1996, there are 12 known violations. The Environmental Health Division's policy

has been to enforce the code from a health and safety issue. Often, the RV's are not in a residential neighborhood, but are located on the larger ranch properties, private timber preserves or forest properties where the land owners are not aware of the situation. The units often times have no electricity, potable water or sanitation facilities.

APPENDIX 3.E: PROJECTED NEEDS

3.E.1. Regional Housing Needs

Central Sierra Planning Council prepared the Regional Housing Needs Study for Tuolumne County in order to fulfill the requirements of State Government Code 65584. The plan was prepared for the period of January 1, 1990 to July 1, 1997, and pursuant to Senate Bill 1073, has been extended for another 5 years; said plan includes estimated and projected households, by the four income groups (very low, other low, moderate, and above moderate). Household estimates were prepared by the Department of Housing and Community Development based on State Department of Finance (DOF) population estimates. Growth projections were based on the assumption that there will be a continuation of household growth patterns that occurred between 1985 and 1990 for the Central Sierra Region; average annual growth rate being 6 percent.

Under the Housing Needs Plan, the projected number of households in Tuolumne County by the year 2001 is 19,664. This is 4,402 new households, or a 29% increase over the 1990 figure. This works out to be an annual increase of approximately 2.5% per year.

Basic housing construction needs for the planning period have been calculated at 4,826 units. Allowances for vacancies and normal market removals (torn down, destroyed by fire, etc.) are included and adjusted. Construction needs do not include allowances for construction needed to replace units which are beyond repair and/or are not economically feasible to repair. The construction needs are to be supplemented by estimates of construction needed to replace housing units which are not suitable for rehabilitation.

FIGURE 3.E.1

ESTIMATES AND PROJECTION OF HOUSEHOLDS

Income Group	Number of Units		Jan. 1990 to July 2001	
	1990	2001	Number (New Construction)	Percentage
Very Low	3,890	5,027	1,137	26%
Other Low	2,324	3,018	694	15%
Moderate	3,092	3,976	884	20%
Above Mod.	5,956	7,643	1,687	39%
TOTAL	15,262	19,664	4,402	100%

FIGURE 3.E.2

QUANTIFIED OBJECTIVES FOR DEVELOPMENT OF HOUSING UNITS

Income Target	New Construction	Rehabilitation	Conservation
Very Low	400	900	52 subsidized units
Low	300		Section 8 Certificates

Moderate	680	504	Section 8 Moderate Rehab
Above Moderate	1,687		

The assumption may be made that 25% of all housing in need of rehabilitation is occupied by moderate to above moderate income households which are able to afford repairs. Projections for rehabilitation made on the assumption of 60% of the units will be rehabilitated over the Planning period include 15 units per year under CDBG's, and projects in the preliminary phase which focus on a combination of replacement and rehab of existing units.

3.E.2. Housing Needs by Income Group

The following chart provides the housing types needed when compared with the relative percentage increase in households for each income group.¹¹

FIGURE 3.E.3

HOUSING NEEDS BY INCOME GROUP

Income Group	Units Needed	% of Total Construction
Very Low	1,255	26%
Other Low	724	15%
Moderate	965	20%
Above Moderate	1,882	39%

Broken down over a seven year period, it is calculated that 179 units will need to be constructed for the very low income, 103 units for other low, 138 for moderate, and 269 units for the above moderate income groups, respectively on an annual basis.

¹¹ Based upon basic construction need of 4826 units over the period of January 1990 to July 1997 at a 4% annual growth rate.

APPENDIX 3.F: RESOURCE INVENTORY

3.F.1 Land Suitable for Residential Development

As stated in the previous section, Tuolumne County is in need of 4826 units in the period of 1990 to 2002 to house the projected very low income to above moderate income households. Market factors will determine what units will be constructed, providing that the County is able to provide adequate lands which are appropriately zoned for the required residential development.

In March of 1991, the County prepared a document entitled, Low and Moderate Income Housing Inventory and Identification. Over 400 parcels were identified within the County with the potential for low to moderate income housing for multi-family residential development. Of the 400, only 27 parcels had the appropriate zoning, existing public water and sewer facilities, and were easily accessible to commercial services.

FIGURE 3.F.1

LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

ZONING PERMITTED/ HOUSING TYPE	NUMBER OF ACRES	DENSITY (units per acre)	PUBLIC SERVICES	CAPACITY
Residential Estate, two acre minimum	708	1	Not applicable These parcels do not require public water or public sewer	Not applicable
Residential Estate, three acre minimum	2018	1		
Residential Estate, five acre minimum	3140	1		
Residential Estate, ten acre minimum	1820	1		
Agriculturally zoned subdivisions greater than 37 acres	400	1		
Single Family Residential	87.9	6	water sewer	5274
Medium Density Residential	40	8	water sewer	320
High Density Residential	46	15	water sewer	690
Mixed Use (includes Mobilehomes, Manufactured Housing, Mobilehome parks, Emergency Shelter/ Transitional Housing)	280	15	water sewer	4200
Redevelopment Potential	The County Board of Supervisors at this time is not in support of the formation of a Redevelopment District			
TOTAL	9331.25	—	—	10,484

According to the County's Regional Needs Estimates, by the year 1997, as extended to the year 2001, 1,687 new units will have to be constructed to provide housing for the above moderate income households within the County. This represents 39% of all new construction needed by the end of the planning period.

In Tuolumne County, land developers find it to be more cost effective to create subdivisions greater than two acres, due to the lack of public improvements required; specifically, public water and sewer systems. On parcels greater than three acres in size, power utility lines are not required to be undergrounded. Off-site road improvements usually constitute the greatest expense in developing these projects.

Tuolumne County does not have adequately zoned lands to provide for the development of multifamily high density development due to the lack of existing infrastructure to provide the necessary public sewer and water facilities. During the planning period of 1992 - April of 1996, the Tuolumne County Department of Building and Safety issued the following permits: 998 single family dwellings (including townhouses), 40 multi-family dwellings (duplexes, apartments), 204 mobilehomes, including both those on private lands and in mobilehome parks.

Since 1992, the Planning Department has considered 31 subdivisions; approximately five of which were developments on less than one-third acre in size requiring both public sewer and water. Of the five, two were townhouse projects and one considered to be affordable and/or low income housing project.

Tuolumne County's zoning ordinance is contained within Title 17 of the Tuolumne County Ordinance Code. Of the eleven (11) residential districts, two (2) provide for multifamily housing. These districts are summarized in Table 20. In accordance with state law, the County provides for second dwelling units as a conditional use in seven of the eleven zoning districts (not including the two multifamily districts). Development to a density of one unit per less than two acres requires paved roads and public water; to a density of one unit per one-third acre, the site needs to be served by paved roads, public water and public sewer.

As previously stated, sewer and water service for Tuolumne County is provided by 6 sewer districts and 45 water purveyors; private septic and water wells provide for approximately 65% of the County's residents.

Service providers have indicated that their ability to provide service, based on regional needs, could be met however would be contingent upon upgrades to both water and sewer systems depending on the location of the housing projects. Most of the providers however, believed that for the planning period of 1997-2002, their ability to provide service could be accommodated with upgrades to existing systems. Many of the Districts are in the process of revising master plans. Some of the necessary improvements which have been included in these plans include piping sections of the raw ditch water system, replacement of water and sewer mains, and interceptors, the development of additional ground water supplies, and enlargement of Regional Wastewater Treatment facilities. Some of these improvements will be paid for by the District's capital reserve funds, while others would be charged to the developer.

Figure 3.F.3 shows the relationship of Title 17 zoning districts with the Tuolumne County General Plan land use designations. There are eight residential general plan designations: High Density Residential (HDR), Medium Density Residential (MDR), Low Density Residential (LDR), Mixed Use (MU), Estate Residential (ER), Homestead Residential (HR), Rural Residential (RR), and Large Lot Residential (LR). The R-3 zoning district is consistent with the HDR and MU General Plan designations, which allow up to 15 dwelling units per acre; R-2 is consistent with the MDR, LDR and MU designations.

FIGURE 3.F.2

RESIDENTIAL ZONING DISTRICTS

Residential Zoning Districts Title 17 of the Tuolumne County Ordinance Code			
Zoning District	Density	Potential Dev.(du/acre)	Comments
R-1 (Single Family Residential)	1 du/7500 sq.ft.	6 du/acre	public sewer and water
R-2 (Medium Density Residential)	2 du/7500 sq.ft.	up to 12 du/acre	
R-3 (Multi-Family Residential)	4 du/12,500 sq.ft.	up to 15 du/acre	
*M-U (Mixed Use)	4 du/12,500 sq. ft.	up to 15 du/acre	
RE-1 (Residential Estate, one acre minimum)	1 du/acre	1 du/acre	
RE-2 (Residential Estate, two acre minimum)	1 du/2 acres	1 additional unit, 2 acres/du max. density	additional unit allowed with a conditional use permit
RE-3 (Residential Estate, three acre minimum)	1 du/3 acres	1 additional unit, 3 acres/ du max. density	
RE-5 (Residential Estate, five acre minimum)	1 du/5 acres	1 additional unit, 3 acres/du max. density	
RE-10 (Residential Estate, ten acre minimum)	1 du/10 acres	1 additional unit, 10 acres/du max. density	

*Proposed zoning district.

FIGURE 3.F.3

RESIDENTIAL GENERAL PLAN DESIGNATIONS AND ZONING DISTRICTS

General Plan Designations and Compatible Zoning Districts		
General Plan Designations	Compatible Zoning Designations	Maximum Density under General Plan
Urban		
High Density Residential (HDR)	R-3 (Multi-Family Residential)	15 du/acre
Medium Density Residential (MDR)	R-2 (Medium Density Residential)	12 du/acre
Low Density Residential (LDR)	R-1 (Single Family Residential) RE-1 (Residential Estate, one acre minimum)	6 du/acre
Mixed Use (MU)	M-U (Mixed Use)	15 du/acre
Non-Urban		
Estate Residential (ER)	RE-2 (Residential Estate, two acre minimum)	1 du/2 acres
Homestead Residential (HR)	RE-3 (Residential Estate, three acre minimum)	1 du/3 acres
Rural Residential (RR)	RE-5 (Residential Estate, five acre minimum) A-10 (General Agricultural, ten acre minimum)	1 du/5 acres
Large Lot Residential (LR)	RE-10 (Residential Estate, 10 acre minimum) A-20 (General Agricultural, twenty acre minimum)	1 du/10 acres

3.F.2. Existing Housing Assisted Developments

Pursuant to Government Code Section 65583, Tuolumne County has inventoried subsidized units within the County that are at risk of losing their use restrictions. The inventory was based upon the Inventory of Low Income Rental Units Subject to Termination of Federal Mortgage and/or Rent Subsidies by the Year 2008 as prepared for the California Housing Partnership by California Coalition for Rural Housing Projects. There are fifty-two (52) assisted housing units under the HUD Section 236 (J)(1) program which are eligible for mortgage prepayment during the five year planning period, 1992-1997. These units also maintain project-based Section 8 contracts with HUD. The initial Section 8 contract expired in 1991. The owner did file a Notice of Intent for refinancing purposes. The contract is still in place and those units are still based with Section 8 contacts. The Planning Department will continue to monitor the status of said contract.

Owners of prepayment eligible projects can choose to retain project ownership in exchange for additional federal incentives, or sell their properties under a voluntary sale program. If the owners choose to sell, tenants, non-profit organizations and governmental agencies are provided with an exclusive 12 month negotiating period. Prepayment and conversion of the housing to non-low-income uses can only occur if there

is no willing buyer. Restrictions on prepayment are applicable under federal law; prepayment is only accepted when all efforts to preserve the units as low-income fail. A Notice of Intent can be filed up to two years prior to the prepayment date to indicated the preliminary decision. Within nine months following the NOI, a Plan of Action must be submitted to HUD by the owners. This is to include proposed changes in mortgage or regulatory agreements; description of federal, state, and local incentives being requested to develop or own the property; and proposed plans to transfer the title and/or sell the property.

Basic rent levels are established for each project with a Section 8 contract with HUD. Basic rent is the maximum Fair Market Rent for an apartment unit. It is the maximum amount of rent an owner can collect on a unit from 30 percent of the tenant's income combined with Section 8 subsidies from HUD. The project can command higher rents if the owners decide to pull out of Section 8 program and convert to market rents, or may request additional financial incentives from HUD if they choose to extend the length of affordability controls on the project. Section 8 contracts are likely to be renewed unless federal appropriations are no longer available. The current market rate rents in Tuolumne County as compared with those of the Tuolumne City Apartments are given below:

FIGURE 3.F.4
COMPARISON OF CURRENT MARKET RENTAL RATES

Unit Size	Tuolumne County Fair Market Rent ¹²	Tuolumne City Apartment Rent
studio	\$330	NA
one bedroom	\$450	\$412
two bedroom	\$600	\$480
three bedroom	\$835	NA

3.F.2.a. Preservation/Acquisition

The assessed value figure used in this section is from Tuolumne County Assessor roles; it is acknowledged to be lower than the current market value and is used only for estimating preservation costs. In general, assessed values on HUD financed projects are distinctively lower than market rate projects due to restrictions placed on the loan agreement which may limit the "what it's worth" value of the project. As of January of 1996, the Assessor roles place the current assessed value for the Tuolumne Apartments at \$723,162 with land valued at \$25,080. HUD will provide mortgage loan insurance on acquisition loans for up to 95 percent of the equity to priority purchases; total downpayment at 5 percent would be \$36,581. Typical return on a HUD financed project on an initial investment of 5 percent is around 8 percent per year.

3.F.2.b. Replacement

In estimating construction costs for replacement of the 52 apartment units the following assumptions have been made: 1) Land is valued at \$56,500.00 per acre; 2) Construction cost is \$60.00 per square foot; 3) Both public sewer and water are available to the site. Estimated construction cost for line connections \$125,000.00; and, 4) No value is given beyond basic construction of units (ie., landscaping, parking).

¹² Includes utilities. Fair market rents as determined by HUD Guidelines, October 1, 1996.

FIGURE 3.F.5

ESTIMATED COST OF REPLACING EXISTING HOUSING

Unit Type	Unit Size	Land Cost (cost/unit)	Construction (cost/unit)	Total (costs/unit)
one bdrm	650 sq. ft.	\$3,042.31	\$39,000.00	\$ 42,042.31
two bdrm	900 sq. ft.		\$54,000.00	\$457,042.31
three bdrm	1,200 sq. ft.		\$72,000.00	

Under the R-3 (Multi-Family Residential) zoning district, up to 15 dwelling units per acre are permitted. With the application of the County's Density Bonus Ordinance, an additional 25% density factor may be used with the low to moderate income housing project. Total acreage is calculated to be 2.8 acres to support 52 units; total land cost estimated at \$158,200.00. There are 24 one bedroom and 28 two bedroom units. Replacement on a cost per unit basis is approximately \$52,523.08; total project replacement cost is estimated at \$2,731,200.12.

3.F.2.c. Quantified Objectives

It is the County's objective to preserve all 52 federally subsidized units during the planning period.

3.F.3. Housing Programs

Tuolumne County does not directly administer any housing programs, but relies on the Central Sierra Planning Council (CSPC). CSPC is a four County Council of Governments who is active in program management and grant applications on behalf of Alpine, Amador, Calaveras and Tuolumne Counties. The following programs are those which are currently used in Tuolumne County and coordinated through CSPC.

Rehabilitation:

Community Development Block Grant Program's (CDBG) primary goal is to revitalize deteriorating neighborhoods and to improve and expand housing opportunities available to lower income households. The Housing and Community Development Act of 1974 has provided block grants to cities and counties for housing and community development purposes. Eligible activities include housing rehabilitation, code enforcement, construction, repair or replacement of streets, sewer and water lines, construction of community centers in lower income neighborhoods, acquisition of land, the provision of incentives to developers to construct lower cost housing, and planning and administration.

Funding is made available through the State Department of Housing and Community Development Department (HCD) on an annual basis on application acceptance. Since 1985, Tuolumne County has received six of these grants with the aide of CSPC.

Currently there are 35 units in the Tuolumne City target area on the rehab waiting list, while there are 50 units countywide waiting for rehab funding.

Section 8 Program:

The Section 8 Program provides rent subsidies for Targeted Income Group occupants of moderate rehabilitation projects and existing units. CSPC locally administers this program on behalf of the State Department of Housing and Community Development (HCD). Currently there are 129 certificates being used; there are currently 35 moderate rehabilitation occupied units. There is such a demand for the certificates that a five (5) year waiting list is in effect.

As of May of 1996 Central Sierra Planning Council's waiting list for Section 8 certificates looked like the following: 73 families for 1 bedroom units, 144 families for 2 bedroom units, 114 families for 3 bedroom units, and 18 families for 4 and 5 bedroom units.

The Community Reinvestment Act (CRA) of 1977 was enacted to require financial institutions to have an "affirmative obligation to help meet the credit needs of the local communities in which they are chartered," including low- and moderate-income areas.¹³ Local savings and loans have programs targeted at the low to moderate income households to meet their CRA commitments. Some will make loans for rehabs, new construction or infrastructure improvements projects targeted at the 80% of median income households and others offer 502 packaging assistance and will subsidize up to 30% of the total gross household income (based on a sliding scale for household income). RECDS (Rural Economic and Community Development Service) loan guarantees are also available with no subsidies offered. "Community Home Buyer" programs are offered which will finance 95% up to \$145,000.00 for qualified applicants with a maximum income of \$50,000.00. None of the lending institutions offer a RECDS 504 (Rural Economic and Community Development Service) program, however package assistance is available in Modesto.

3.F.4. Energy Conservation

State regulations require that the Housing Element address energy conservation measures in the community. Methods for conserving energy both in the development of new housing and the improvement of existing housing is addressed in the following section.

Through adherence to the Uniform Building Code, energy considerations are made in building construction. In heavily wooded and mountainous areas, subdivision and parcel maps are reviewed for lot orientation to take advantage of passive solar heating and cooling.

Energy conservation is also the reuse of resources and is dependent on recycling. The County should take a proactive role in recycling through the initiation of roadside pickup of recyclables.

Contained in Tuolumne County's Regional Transportation Plan, is the Non-Motorized Element. This section provides for bicycle and pedestrian facilities as an alternative to the traditional motorized routes throughout the county as well as a means of energy conservation.

The Tuolumne County General Plan incorporates and promotes policies which allow for the construction of higher density housing where it is consistent with the preservation of the neighborhood quality. The emphasis is on efficient land use patterns which serve to reduce energy use and costs.

Weatherization Program:

The Amador-Tuolumne Community Action Agency administers the County's home weatherization program. Funds for home weatherization are provided through two organizations: 1) California State Department of Economic Opportunity under the Low Income Heating and Energy Assistance Program and 2) Pacific Gas and Electric. Both programs provide for basic home weatherization that includes insulation, weather stripping, caulking, faucet repairs and educational surveys. Eligibility is based on income in relation to the current poverty level. The PG&E program is community specific with Tuolumne City being the target area for Tuolumne County.

The county should take an active role in creating more energy efficient residences. With regards to the existing older housing stock, the county should provide information to its residents on energy saving techniques and low interest energy loan programs that are available through Amador-Tuolumne Community Action Agency's Home Weatherization Program. The County should adopt

¹³ Research, 1983

Housing Rehabilitation - Economic, Social, and Policy Perspectives David Listokin, Center for Urban Policy

solar design guidelines to ensure new developments are energy efficient designed and built. Consideration should also be given to mandatory landscape techniques for residential units to aide in the cooling of the unit during the summer months.

APPENDIX 3.G: HOUSING CONSTRAINTS

Section 65583 (a)(4) states that the housing element must contain an "analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and their exactions required of developers, and local processing and permit procedures."

3.G.1. Governmental Constraints

3.G.1.a. Land Use Controls

Tuolumne County's General Plan provides for eight categories for the development of residential units: Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), Mixed Use (MU), Estate Residential (ER), Homestead Residential (HR), Rural Residential (RR), and Large Lot Residential (LR). In conjunction with this, the zoning ordinance has twelve residential zoning districts; three of which provide for multi-family dwellings.

Depending on acreage, all of the zoning districts provide for one additional single family dwelling on a per parcel basis.

In March of 1991, the Tuolumne County Planning Department in conjunction with Central Sierra Planning Council completed the "Low and Moderate Income Housing Inventory and Identification" report. The report was funded through the use of a Community Development Block Grant. The Plan identified over 400 parcels within the County that had the Potential for multi-family low and moderate income housing. The study also preliminarily identified 27 additional properties throughout the County which do not have the proper General Plan designation or zoning classification for multi-family housing, but may be appropriated. The Planning Department will pursue those actions which are necessary to initiate the General Plan Amendments and zone changes to provide added properties to the inventory.

Development standards for both on- and off-site improvements, as they relate to zoning are described in Figure 3.G.1.

FIGURE 3.G.1

DEVELOPMENT STANDARDS IN RELATION TO ZONING CLASSIFICATION

Development Standard	Zoning Districts			
	R-1, R-2, R-3, M-U	RE-1	RE-2, RE-3, RE-5	RE-5, RE-10, A-10, A-20
	Less than 1/3 acre	Less than 2 acres	2 to 5 acres	Greater than 5 acres
public water	Yes	Yes	No	No
public sewer	Yes	No	No	No
paved roads (width)	Yes 18 to 20 feet in width	Yes 18 to 20 feet in width	No	No
graveled roads (width)	18 to 20 feet in width	18 to 20 feet in width	18 to 20 feet in width	18 to 20 feet in width
building setbacks	15 feet front and rear, six feet side setback			
lot coverage	Not to exceed 50 percent of the parcel			
parking requirements single family multi-family studio 1 bdrm 2 bdrm 3 bdrm 4 bdrm	2 spaces 1 space 2 spaces 2 spaces 2 1/2 spaces 3 spaces	2 spaces	2 spaces	2 spaces
design standards	If property is designated as being in a Design Control Combining (:D), Historic Combining (:H), or Historic Design Preservation Combining (:HDP) district, architecture and color is subject to committee approval.			
curb, gutter sidewalk		Not required		

3.G.1.b Permit Processing

Processing time for residential projects vary depending on the number of units involved and the zoning designation of the property. For instance, to construct a duplex on an R-2 (Medium Density Residential) all that is needed is a building permit. Once plans have been submitted, the review period for the building permit is approximately two weeks. That same property could also be developed with a density of up to eight (8) dwelling units per acre with a general plan designation of High Density, Urban Residential (MR). In this case, a conditional use permit and a site development permit would be required in addition to the building permit. These additional permits take a minimum of four (4) to six (6) weeks from submittal to issuance of the permits; the building permits would be ready to be issued once the conditional use permit and site development permits have been approved.

The County is currently revising the ordinance to allow for the development of duplexes and triplexes without requiring a site development permit. In the case presented above, the time frame would not be shortened, however on properties zoned R-3 (Multi-Family Residential) only a building permit would be required.

The following development processes are governed by state law and not local ordinances:

1. Amendment of the General Plan to ensure consistency between the land uses shown and the development requested.
2. The filing of tentative and final parcel or subdivision maps; the Subdivision Map Act requires that local jurisdictions must process these maps within 50 days.
3. Adoption and enforcement of building codes.
4. Compliance with the California Environmental Quality Act (CEQA); under this law, the County must determine whether or not an Environmental Impact Report is required at certain steps in the development process; CEQA also establishes the time required for public review and posting of environmental documentation.

Tuolumne County has only one incorporated City which is Sonora. There are however twenty (20) identified communities; three have separate Planning Commissions which act independently of the Tuolumne County Planning Commission, and two (2) have their own design review boards. Presently, consideration is being given to the creation of a Planning Committee in the western portion of the County. Most of these Commissions require projects that are subject to a building and/or design review permit to be reviewed by Commission. This maintains the communities' identity however it does increase processing time.

The Planning Department makes every effort to inform the public of the development process with regards to time constraints, development fees, information required for application submittals through the use of handouts and maintaining a public information counter eight hours a day, five days a week. When planning staff is approached on a daily basis with questions concerning the possible development of a particular site, it is departmental policy to encourage the individual to contact other agencies involved in development review. This is done in an effort to get as much information to a potential applicant in order for them to decide whether or not to they will proceed with the application process.

On the average processing times for development permits¹⁴ are as follows:

14 Typical development projects do not require all of these approvals.

FIGURE 3.G.2

REQUIREMENTS FOR APPROVAL OF DEVELOPMENTS

APPROVAL	APPROXIMATE PROCESSING TIME (MONTHS)	ENVIRONMENTAL DETERMINATION	REQUIRED BY STATE LAW
General Plan Amendment	3-6	Yes	Yes
Zone Change	3-6	Yes	Yes
Tentative Subdivision Map	3-6	Yes	Yes
Site Development Permit	2-3	Yes	No
Final Subdivision Map	1	No	Yes
Design Review Permit	1	No	No
Conditional Use Permit	2	Yes	No
Plan Check/Building Permit	.5-1	No	Yes

The County departments involved in processing development applications are continually revising their own procedures in order to cut down on reviewing projects including:

1. Preparation of public handouts to help understand the development process. A Development Code Manual has been prepared and is continually revised. It contains all sections of the County Ordinance that pertain to development including the zoning ordinance, fire safety standards, road standards and sewer and water ordinances. The Planning Department is responsible for updates to the manual as well as notification to those agencies and individuals who need the updates.
2. The Building, Planning, Environmental Health, Fire and Public Works Departments are all housed in the same building. This provides for a more efficient and effective way of reviewing development applications for both staff and the applicant.
3. Tuolumne County has always had one of the more liberal policies in the State with respect to the location and siting of mobilehomes. Under SB 1960, this has become more liberalized; the Mobilehome Exclusion combining district of the Tuolumne County General Plan only applies to those mobilehomes without permanent foundations.
4. Concurrent processing of building permits in conjunction with another entitlement (such as a use permit or site development permit) is offered as a way to speed up the development process. However, this is only suggested when staff is confident that major design changes will not be necessary; this position is strengthened when pre-application reviews have been conducted with the applicant.

It is department policy that when an applicant contacts the Planning Department, they are informed of possible development standards for not only the Planning Department, but also the fire, engineering, building and environmental health departments' standards. The applicant is given directions for contacting these and other agencies that are part of the review process.

Rehabilitation permits that are funded through CDBG's are handled by the Central Sierra Planning Agency. Often the applications are for units which are in a Design Control Combining District such as Tuolumne City.

Because of the deadlines involved with grant funded programs, the Planning Department offers a streamlined process for design review permits. This eliminates the time involved in sending the applications to the specified Design Control Board. Instead, an in-house review of the applications is done and the building permit is issued, often with a one day turn around period.

3.G.1.c. Building Codes and Enforcement

The State mandates that local agencies adopt standards relating to buildings and their functions. Tuolumne County has adopted the Uniform Building Code (UBC) for housing, mechanical, electrical, plumbing and fire codes.

Each County department that is involved with development has their own enforcement procedures and practices. More often than not, the Planning Departments' zoning enforcement officer works in conjunction with both the building and environmental health inspectors on code violations. The County has an open door policy with regard to code violations and the public, where any member of the public may report a violation. The County does not actively seek out violations due to time and staffing constraints.

3.G.1.d Development Fees

Development fees charged by Tuolumne County are as follows:

FEE SCHEDULE FOR THE PLANNING DEPARTMENT
Effective July 1, 1996

Application	*With F&G Admin. Fee	Fee	40%	50%
Development Agreement	\$1897.25	\$1872.25	\$749.00	\$936.00
General Plan Amendment	\$2181.75	\$2156.75	\$862.75	\$1078.25
Zone Change to O, D, H, HDP, MX, AP Districts or not subject to CEQA (Waiver Provision)	—	\$615.50	\$246.25	\$307.75
Zone Change to All Other Districts	\$1753.25	\$1728.25	\$691.25	\$864.00
Use Permit Not Subject to CEQA				
a. Garage/Carport	—	\$1017.75	\$407.00	\$509.00
b. Sign	—	\$203.00	\$81.25	\$101.50
c. Child Care Center	—	\$457.75	\$183.00	\$229.00
d. All Other	—	\$1166.25	\$466.50	\$583.00
Use Permit Subject to CEQA				
a. Valuation of Improvements < \$100,000	\$1571.75	\$1546.75	\$618.75	\$773.25
b. Valuation of Improvements \$100,000 - \$1,000,000	\$2072.75	\$2047.75	\$819.00	\$1024.00
c. Valuation of Improvements > \$1,000,000	\$2904.75	\$2879.75	\$1152.00	\$1439.75
Use Permit for Exterior Alterations, Demolition or Removal in H or HDP Zoning District	—	\$ 0.00	—	—
Special Use Permit for Outdoor Festivals				
a. Original Application	\$1415.00	\$1390.00	\$556.00	\$695.00
b. Permit Renewal	—	\$949.25	\$379.75	\$474.50
Variance	\$1442.50	\$1417.50	\$567.00	\$708.75
Tentative Subdivision Map	\$2223.50 + \$42.00 /lot	\$2198.50 + \$42.00/ lot	\$879.50 + \$16.75 /lot	\$1099.25 + \$21.00/ lot
Tentative Parcel Map	\$25.00	\$ 0.00	—	—
Grading Permit Subject to CEQA	\$25.00	\$ 0.00	—	—
Site Development Permit				
a. Valuation of Improvements < \$100,000	\$1396.75	\$1371.75	\$548.75	\$685.75
b. Valuation of Improvements \$100,000 - \$1,000,000	\$1875.25	\$1850.25	\$740.00	\$925.00
c. Valuation of Improvements > \$1,000,000	\$3197.25	\$3172.25	\$1269.00	\$1586.00
Site Review Permit	—	\$723.50	\$289.50	\$361.75
Agricultural Preserve				
a. Establishment or Enlargement	\$243.00	\$218.00	\$87.25	\$109.00
b. Disestablishment or Reduction	\$1551.25	\$1526.25	\$610.50	\$763.00
Williamson Act Contract	—	\$218.00	\$87.25	\$109.00
Mills Act Contract (Waiver Provision)	—	\$218.00	\$87.25	\$109.00

When two or more applications are submitted and processed concurrently, the fee shall be as follows: 100% of the largest fee plus 40% of all other fees.

When subsequent applications are submitted for the same development project on the same site within one year of payment of one of these fees a 50% discount will be given for the fees for the subsequent application, except the 50% discount does not apply to the EIR processing fee.

New application fees must be paid to reactivate a file once it has been closed due to inactivity by the applicant/property owners and after the applicant has been notified in writing of the pending file closure and given a 30 day period to reactivate the file.

The Planning Department's application fees shall be waived 100% for public utilities, agencies and districts, schools of an academic nature, shelters for the homeless, crisis centers, church/worship facilities excluding camps and museums that are open to the public without charge.

The application fees shall be waived on a one for one percentage basis for applications for low or moderate income housing. For example, if 25% of the housing unit proposed in the application qualifies for low or moderate income households then 25% of the fee shall be waived.

* This fee includes a \$25.00 administrative fee for implementation of AB3158. In addition to this fee, a State Department of Fish & Game environmental review fee of \$1250.00 may be required prior to the filing of a Notice of Determination on the Land Development Application as mandated by State Law (AB3158).

Application	*With F&G Admin. Fee	Fee	40%	50%
**EIR Processing		\$1804.00 + 7.7% of contract amount		
Reclamation Plan	\$1287.00	\$1262.00	\$505.00	\$631.00
SMARA Inspection				
a. In-house, mine with less than 50 acres disturbed		\$268.50	\$107.50	\$134.25
b. In-house, mine with more than 50 acres disturbed		\$389.25	\$155.75	\$194.50
c. In-house, idle mine with approved interim management plan		\$136.75	\$54.75	\$68.25
d. By consultant		\$1225.50	\$490.25	\$612.75
Interim Management Plan		\$495.00	\$198.00	\$247.50
Zoning Violation Abatement	---	At Cost	---	---
Firm Permit Processing	---	\$74.25	---	---
Appeals	---	\$101.50	---	\$50.75

** In addition to this fee, a State Department of Fish and Game environmental review fee of \$850.00 will be required prior to the filing of a Notice of Determination on the Land Development Application as mandated by State Law (AB3158).

Fee for copies and handouts:

Copies (8 1/2" X 11" to 11" X 17")	\$ 0.10 for each page
Blue Prints	At cost
General Plan Maps	\$ 9.00
Title 11 Road Standards	\$ 1.50
Title 12 Connecting Roadways/Grading	\$ 2.00
Title 13 Water and Sewers	\$ 2.00
Title 15 Fire Codes/Construction Codes	\$ 3.00
Title 16 Land Divisions	\$ 4.00
Title 17 Zoning Ordinance	\$ 8.00
Enabling Zoning Ordinance 352	\$ 1.00
General Plan Text	\$ 8.00
Copies of EIRs/Planning Studies	At cost
Regional Transportation Plan	\$ 5.00
Noise Study	\$ 2.50
Implementation Report	\$ 3.00
Wildlife Handbook	\$ 8.00
Traffic Fees	\$ 1.00
List of Information Handouts	\$ 1.00
Studies Utilizing GIS	At Cost
Environmental Studies not related to Land Development Applications	At Cost
Subscription Service for Commission Agendas	\$ 20.00 (annually)

3/21/96 c:\wp51\handouts\publfee.96

As Proposition 13 budget cuts became more apparent in their effect on County services, the Board of Supervisors adopted two mitigation fee schedules. Both of the fees are based on the premise that new development creates cumulative impacts on existing facilities and requires the construction of new facilities to mitigate the impacts.

The first fee was adopted in October of 1990 and is known as a County Services Impact Fee (CSIF). The CSIF is applied to both residential and industrial development projects; it provides the necessary financing required for the County to implement the County's General Plan policies that govern the provision of public services and improvements that adequately protect the public health, safety and welfare.

The second of the mitigation fees is the Traffic Impact Mitigation Fee (TIMF). The TIMF ensures that the County will be able to provide for adequate traffic facilities and is able to protect public health, safety and welfare. This was originally adopted by the Board of Supervisors in July 1987 and later revised in April of 1991.

The Board of Supervisors has recently added a provision to the fee ordinance whereby if the project provides a public benefit or a community need, such as low and moderate income housing, the fees may be waived until such time that the project converts to market rate.

3.G.1.e. Infrastructure

Development standards for water, sewer, roads and fire in Tuolumne County are based on parcel size and residential density. Most parcels in the County utilize private water wells and septic systems. Parcels that are less than two acres in size require public water; if the parcels are less than one third acre in size, public water, public sewer and paved roads are all required.

The cost of providing both public water and public sewer systems keeps many developers from initiating small lot subdivisions. Tuolumne County will continue to explore the best utilization of existing services for providing low to moderate housing. This may be in the form of "granny units" on existing R-1 lots or providing for multifamily dwellings on commercially zoned parcels.

3.G.2. NON-GOVERNMENTAL CONSTRAINTS

Cost of land, construction and availability of financing are factors which are not directly affected by local government and are not factors which county government is likely to effect in lowering their costs. In Tuolumne County location, size and infrastructure vary dramatically in price for residential construction. The Rolling Oaks Subdivision located in Jamestown has public water, sewer, and paved roads and lots that are 7,500 square feet in size. Average selling price is \$52,000. Springfield Ranches in Columbia provides parcels between three and ten acre with public water, private septic systems and paved roads. Prices for these parcels range from \$90,000 to \$120,000. Typical subdivision improvements include paved streets, asphalt curb and connections for public water and sewer.

Interest rates continue to be a recognizable constraint to the buyer as well as the developer. At the time of this writing, interest rates have been rolled back by the Federal Government in an effort to encourage first time home buyers and stimulate the real estate industry. The reality of the situation is that interest rates in combination with property taxes, mortgage and fire insurance may still keep a monthly payment above and beyond the means of the average Tuolumne County family of four.

CHAPTER 4: CONSERVATION AND OPEN SPACE ELEMENT

INTRODUCTION

Conservation is the planned management of natural resources so that they will be sustained for the use and enjoyment of future generations. To ensure the protection of the public's interest in conserving natural resources, the State Legislature adopted Government Code Section 65560 which established the criteria for open space. The Legislature expanded on this need to manage the State's resources by requiring all General Plans to include a Conservation Element to address the "conservation, development and utilization of natural resources."

Because the management of open spaces is directly tied to the management of natural resources, both the Conservation Element and Open Space Element are frequently combined into a single General Plan element. To insure the maximum coordination between the management and use of natural resources and open spaces in Tuolumne County, these two required elements are combined in this Conservation and Open Space Element.

"Open Space" lands addressed in this Element include open space for the preservation of natural resources, open space used for the managed production of resources, social-use open spaces and open space for public health and safety. Natural resources considered in this Element include water, forests, soils, fisheries, wildlife, plants, energy, minerals and viewsheds.

Section 65564 of the Government Code requires that an action plan be adopted for the required open space element and the action plan must contain specific programs intended to implement that element. The implementation programs contained herein constitute the State mandated action plan.

GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

TIMBERLAND RESOURCES

The purpose of the Timberland Resources portion of the Conservation Element is to establish policies and implementation programs to promote the stability and productivity of the County's timberlands and timber related industries. This section is intended to provide clear guidelines for land use decisions in timberland areas and express policies that promote and protect the current and future needs of Tuolumne County's timberland resources.

GOAL 4.A Encourage the conservation and management of timberlands through incentive programs while conforming with California forest practice law.

Policies

4.A.1 Encourage retention of existing, and management of new timberlands by continuing to provide tax incentives to timberland owners, such as Timberland Production (TPZ) zoning or Williamson Act land conservation contracts, or other State or Federal incentive programs that may be offered to conserve timberlands.

- 4.A.2 Encourage owners of timberlands which do not qualify for property tax incentives, such as Timberland Production (TPZ) zoning, to continue timber production through such incentives as recognition programs, or other local, State or Federal incentive programs that may become available.

Implementation Programs

- 4.A.a Provide Tax Incentives for Timberland Conservation

Continue to provide tax incentives for the conservation of timberlands, such as Timberland Production (TPZ) zoning, Williamson Act land conservation contracts and other State or Federal incentive programs that may be offered for timberland conservation.

GOAL 4.B Minimize the potential for conflicts between timberland and non-timber related uses.

Policies

- 4.B.1 Discourage the development of incompatible land uses on lands adjacent to commercial timberlands.
- 4.B.2 Provide a mechanism to disclose the existence of, or potential for, timber related land uses to the buyers of land adjacent to timberlands.

Implementation Programs

- 4.B.a Reduce Conflicts Between Timber Activities and Non-timber Related Uses

Reduce potential conflicts between timber management activities and non-timber related land uses by encouraging the development of new non-timberland uses on land adjacent to commercial timberlands be sited away from common boundaries with the timberlands. Allow flexibility in development regulations so that the overall density of the proposed development project can be concentrated in the portion of the parcel away from the timberland boundary.

- 4.B.b Discourage Incompatible Land Uses on Lands Adjacent to Timberlands

Encourage the siting of proposed new urban residential development (HDR, MDR, LDR and MU land use designations) on land that is not adjacent to commercial timberlands.

- 4.B.c Clarify Right to Farm Ordinance Relative to Timber Management

Clarify Chapter 5.20 of the Tuolumne County Ordinance Code, the Right to Farm Ordinance, so that it clearly includes timber management and harvesting activities within protected agricultural uses, in order to protect these timber activities, as well as the growing of timber.

1. Include the "management and harvesting of timber" as an agricultural use in Section 5.20.030 of this ordinance to prohibit an existing timber management activity from being declared a nuisance when land uses in the surrounding areas change and a conflict arises, and
2. Include the "management and harvesting of timber" as an agricultural use in Section 5.20.040 of this ordinance to require a notice to purchasers of real property filing any grant deed or land sale contract with the County Recorder that discloses the potential for timber management activities in their area, and that normal timber practices may involve operations that inconvenience local residents or generate

dust, smoke, noise, lawful and proper use of chemical pesticides and herbicides, and truck traffic, and that adjacent landowners should be prepared to accept such inconveniences or discomforts as a normal and necessary aspect of living in Tuolumne County which has a strong rural character and a healthy timber sector.

3. Clarify that Chapter 5.20 of the Tuolumne County Ordinance Code also applies to timber harvesting and management activities for the grievance procedures outlined in the ordinance and heard by the Agricultural Advisory Committee to resolve disputes concerning timber operations.

GOAL 4.C Encourage well planned timber related uses in commercial timberland areas.

Policies

- 4.C.1 Encourage local timber production by expanding the permitted uses in the Timberland Production Zone (TPZ) district and other zoning districts which permit timber operations to include facilities which are integrally related to the growing, harvesting and processing of forest products.
- 4.C.2 Support the timber industry by considering the expansion of conditionally permitted uses in the Timberland Production (TPZ) zoning district and zoning districts compatible with Williamson Act land conservation contracts to include timber support services or timber compatible uses.

Implementation Programs

- 4.C.a Amend Land Use Regulations to Expand Permitted Timber Related Uses

Amend Title 17 of the Tuolumne County Ordinance Code, the Uniform Zoning Ordinance, and the County's Williamson Act regulations to add logging roads, log landings and log storage areas, parking areas, turn-arounds and fire safety clearance areas to the list of permitted uses and facilities which are integrally related to the growing, harvesting and processing of forest products on land under Williamson Act land conservation contracts and add parking areas, turn-arounds and fire safety clearance areas as permitted in the Timberland Production (TPZ) zoning district.
- 4.C.b Expand Timber Related Conditional Uses in Zoning Ordinance and Williamson Act Regulations.

Consider expanding the conditionally permitted uses in the Timberland Production (TPZ) zoning district, zoning districts compatible with Williamson Act land conservation contracts and the County's Williamson Act regulations to include timber support services or timber compatible uses .

Responsibility for Programs: Responsibility for administration and implementation of forest management and practices is solely the responsibility of the California State Board of Forestry. Administration of the Implementation Programs listed in this section is the shared responsibility of the Board of Supervisors, Planning Department and Assessor's Office with the Planning Department serving as the primary administrator.

Funding Sources: Administration of Implementation Programs listed herein will be funded through the County's General Fund.

Time Frame for Implementation: The target date for implementation of the programs listed in this section related to amendments to the County's development regulations and provision of public information is FY 97-98; all other programs are ongoing.

MINERAL RESOURCES

This Section of the Conservation and Open Space Element describes the County's policies for the conservation and development of mineral resources.

GOAL 4.D **Support existing and intermittently operating, and promote new, commercial mining operations within areas suitable for mineral extraction when compatible with adjacent land uses.**

Policies

4.D.1 Map the significant mineral lands classified Mineral Resource Zone 2 (MRZ-2) by the California Department of Conservation Division of Mines and Geology, and target those most appropriate for conservation and possible extraction. To be targeted for conservation and possible extraction, the significant classified mineral lands must be considered as to their location, relationship to their surrounding land uses, and economic viability under a set of established criteria. Those lands which meet the County's criteria will be designated as Mineral Preserve Zone (MPZ) on the General Plan Land Use Diagrams and zoned accordingly. Lands not targeted for conservation and possible extraction can still be considered for mineral extraction and mining activities through the process established by the Surface Mining and Reclamation Act and the Tuolumne County Ordinance Code.

Implementation Programs

4.D.a Create and Maintain Mineral Resources Maps and Database

Create and maintain Mineral Resources Maps and a database to reflect existing and new geologic information provided by the California Department of Conservation Division of Mines and Geology, to recognize significant mineral resources classified by the State under their Statewide mineral classification study program. Update the Mineral Resources Maps to reflect changes made by the Division of Mines and Geology.

4.D.b Identify Classified Areas on the Mineral Resources Maps

Identify on the Mineral Resources Maps the following areas, which have been classified as having significant mineral deposits based upon a study approved by the State Mining and Geology Board pursuant to the State Mining and Reclamation Act of 1975. These lands and all other lands so classified in the future will be mapped on the Mineral Resources Maps:

1. The Southern Half of the Bald Mountain/ Browns Flat Gold Mining District has been classified by the State Mining Resource Zone-2 (MRZ-2b) (Refer to Division of Mines and Geology Report 86-12 SAC, July 11, 1986).
2. The Jamestown Mine property has been classified as State Mining Resource Zone (MRZ-2a, MRZ-2b, and MRZ-3a) (Refer to Division of Mines and Geology Open File Report 91-04, May 1991).
3. Portions of the Rough and Ready Creek site have been classified as State Mining Resource Zone (MRZ-2a and MRZ-2b) (Refer to Division of Mines and Geology Open-File Report 93-11, 1993).

4.D.c Identify Targeted Mineral Lands

Any classified mineral lands which meet the following criteria will be designated as Mineral Preserve (MPZ) on the General Plan Land Use Diagrams:

1. The site has been classified by the State Mining and Geology Board as Mineral Resource Zone (MRZ-2a or MRZ-2b), under the State Classification System, as shown in Figure 4.1.
2. The site is not within 600 feet of the City of Sonora or any of the boundaries of each existing or new defined community.
3. The property does not have over 25 percent of its area zoned as an urban level residential zoning district, or over 25 percent of its area designated as HDR, MDR, LDR, NC, GC, SC, HC or MU by the General Plan.
4. Within 600 feet of the property there are no concentrations of 20 acres or more of property designated as any one or combination of the following: HDR, MDR, LDR, ER, NC, GC, SC, or MU by the General Plan.
5. There are no known high occupancy structures¹, such as schools, health care facilities, skilled nursing facilities, residential care homes, hotels or motels within 600 feet of the site.
6. The site must be within one (1) mile of a State Highway, Federal Aid System (FAS) road, railroad, or arterial or collector road as designated by the Circulation Element of the General Plan.

4.D.d Establish a GIS Database for Geological and Mineral Resources

Establish a database on the Tuolumne County Geographic Information System (GIS) to centralize known geological and mineral resource information. Geological data gathered in the preparation of the Geologic Hazards Section of the Safety Element of the General Plan, as well as State classified mineral resources, will be available in the database. The data generated by the required geologic and geotechnical studies in the various mineral resource zones will supplement the basic information. The database will serve as a convenient way to eliminate duplication of studies, facilitate future studies, and be used to maintain and update the Geologic, Mineral Resources and Geotechnical Interpretive Maps.

GOAL 4.E Conserve the County's mineral resources for future use by encouraging well-planned, compatible uses in and adjacent to significant mineral lands and by reclaiming lands that have been disturbed by mining activities.

Policies

- 4.E.1 Protect lands classified as significant Mineral Resource Zone-2 (MRZ-2) by the State Department of Conservation Division of Mines and Geology, and meeting the criteria established in the General Plan for Mineral Preserve Zone (MPZ) designation, from conflicts,

¹ For the purpose of this program, high occupancy structures are defined as those housing more than six persons in the case of skilled nursing homes and residential care homes, featuring more than six guest rooms in the case of hotels and motels, and providing facilities for more than six students in the case of schools and six patients in the case of health care facilities.

such as incompatible development on surrounding land, which might prevent future mining activities.

- 4.E.2 Reduce potential conflicts between mining operations and non-mining land uses by considering the provision of buffers between potentially incompatible uses. The provision of buffers shall be the responsibility of new development.
- 4.E.3 Enhance mineral resource lands after development through the reclamation process by requiring such lands to blend with the surrounding landscape.

Implementation Programs

4.E.a Consider Buffers Between Mining and Non-mining Land Uses

Consider buffer areas between extraction sites or mining operations and non-mining land uses. The buffer areas between newly permitted mining activities and existing non-mining land uses shall be provided on lands of the new mining site. The buffer areas between new non-mining development and existing mining operations shall be on lands proposed for such new development adjacent to the existing mining operation. Mining operations which have been operated intermittently or considered idle shall be exempt from providing buffer areas at the time they are reactivated but may be subject to such buffer areas in conjunction with approval of permits for expansion of the operation. Creative solutions and flexibility should be encouraged in the creation of buffer zones. The designation of conservation easements, setbacks or open space zones for buffers shall not in any manner authorize trespass upon private property, or increase the right of public agencies to gain access to private property.

4.E.b Record a Notice of Action on MRZ-2a and MRZ-2b Classified Properties

Record a Notice of Action on properties identified on the Mineral Resource Maps as being an area classified as having mineral resource significance MRZ- 2a and MRZ-2b, based upon a study approved by the State Mining and Geology Board, pursuant to the State Mining and Reclamation Act of 1975. (Please refer to the California Mineral Land Classification Diagram shown as Figure 4.1)

4.E.c Reclaim Land After Mineral Extraction

Enhance mineral resource lands after development by reclaiming the land for future uses compatible with mineral extraction and mining operations and/or by landscaping with plants native to the local area and restoring natural habitats. The natural, undisturbed condition of each habitat type should be mimicked when creating or restoring plant or wildlife habitats and to aesthetically blend the reclaimed site into the surrounding area.

Responsibility for Programs: Administration of the Implementation Programs listed in this section is the shared responsibility of the Board of Supervisors and Planning Department with the Planning Department serving as the primary administrator at the direction of the Board of Supervisors.

Funding Sources: Administration of the Implementation Programs listed herein will be funded through the County's General Fund, land development application fees and mine inspection fees.

Time Frame for Implementation: The target date for implementation of the programs listed in this section related to amending the County's development regulations and recording public disclosure notices is FY 98-99; all other programs are ongoing.

FIGURE 4.1

CALIFORNIA MINERAL LAND CLASSIFICATION DIAGRAM					
	AREAS OF IDENTIFIED MINERAL RESOURCE SIGNIFICANCE		AREAS OF UNDETERMINED MINERAL RESOURCE SIGNIFICANCE		AREAS OF UNKNOWN MINERAL RESOURCE SIGNIFICANCE
	Demonstrated	Inferred			
	Measured/Indicated				
ECONOMIC	MRZ-2a Reserves	MRZ-2b Inferred Resources	MRZ-3a KNOWN MINERAL OCCURRENCE	MRZ-3b INFERRED MINERAL OCCURRENCE	MRZ-4 NO KNOW MINERAL OCCURRENCE
MARGINALLY ECONOMIC	MRZ-2a Marginal Reserves	MRZ-2b Inferred Marginal Resources			
SUB-ECONOMIC	MRZ-2B Demonstrated Subeconomic Resources	MRZ-2b Inferred Subeconomic Resources			
NON-ECONOMIC	AREAS OF NO MINERAL SIGNIFICANCE				
	MRZ-1				

ENERGY RESOURCES

This Energy Resources section of the Conservation and Open Space Element addresses conservation, development, and utilization of energy resources, such as hydropower, biomass, solar power and other energy resources.

GOAL 4.F Encourage reduced consumption of energy, products and resources, by promoting recycling and reuse.

Policies

- 4.F.1 Encourage land uses which maximize the efficient use of energy and facilitate the use of renewable energy resources in order to reduce dependence on imported and non-renewable energy supplies.
- 4.F.2 Encourage the development of new and expansion of existing businesses which reuse products and materials, recycle waste materials or convert waste products to energy.
- 4.F.3 Encourage the recycling of products and materials and support the efforts of agencies, businesses and the general public to reduce the waste stream.

Implementation Programs

- 4.F.a Expedite Permits

Expedite all permits under the County's jurisdiction which are necessary for the development of energy generating facilities using renewable resources and enterprises which are engaged in other types of energy conservation programs, such as biomass co-generation facilities, businesses which utilize recycled products and materials, and recycling facilities.
- 4.F.b Participate in Recycling Market Development Zone Program

Continue to participate in the Recycling Market Development Zone program to provide opportunities for businesses which recycle or utilize recycled products and materials to participate in grant funding and marketing programs offered by the State.
- 4.F.c Support Recycling Facilities

Support the existing, and encourage the development of new recycling facilities.
- 4.F.d Processing of Yard Debris

Identify a program for processing brush and yard debris in the County which avoids adverse impacts to energy consumption. Identification of such a program will be accomplished with a time frame which will allow the program to be implemented prior to cessation of acceptance of wood and yard debris by Sierra Pacific Industries at their Standard sawmill.

GOAL 4.G Encourage reduced consumption of fossil fuel energy by promoting alternative transportation methods and encouraging pedestrian oriented development to reduce the use of motor vehicles.

Policies

- 4.G.1 Promote efficient use of traditional transportation systems, such as ride sharing, and alternative forms of transportation for the movement of the County's people, goods and visitors, such as bicycling or walking, to reduce consumption of fossil fuels.
- 4.G.2 Promote the concentration of new urban density residential development near major transportation corridors and transit routes and in proximity to community centers, major commercial areas and neighborhood commercial centers to facilitate use of alternative means of transportation.

Implementation Programs

- 4.G.a Encourage Public Transit and Non-Motorized Transportation

Encourage use of existing public transit and non-motorized transportation, such as bicycle and pedestrian facilities, and promote the expansion of these modes of transportation.
- 4.G.b Facilitate Non-motorized Travel Within and Between Communities

Designate areas on the General Plan land use maps for urban residential development near community centers, major commercial areas, neighborhood commercial centers, integrated mixed-use areas and other community facilities, such as schools and parks, and identify routes for non-motorized travel between defined communities to provide for travel by bicycle or foot, as well as automobile.
- 4.G.c Permit Park-and-Ride Facilities

Permit park-and-ride facilities in commercial and industrial zoning districts, and conditionally allow park-and-ride facilities in agricultural zoning districts in proximity to State Highways and the County's arterial roads.

GOAL 4.H Encourage development of energy-producing facilities which conserve the County's energy producing natural resources.

Policies

- 4.H.1 Plan development so as not to preclude the future utilization of significant energy producing minerals or water resources necessary for hydroelectric facilities.
- 4.H.2 Encourage the use of solar power and other innovative energy sources as alternatives to more traditional forms of energy.

Implementation Programs

- 4.H.a Provide Information on Alternative Energy Sources

Assist landowners wishing to utilize solar power and other alternatives by offering information on the requirements for their use in building codes.
- 4.H.b Promote Energy Efficient Landscaping

Encourage the use of deciduous landscape trees near new development to provide shade during the hot summer months and allow solar warming during the cold winter months.

Responsibility for Programs: Administration of the Implementation Programs listed in this section is the shared responsibility of the Board of Supervisors, Planning Department, Department of Building and Safety and Department of Public Works.

Funding Sources: Administration of the Implementation Programs listed herein will be funded through the County's General Fund.

Time Frame for Implementation: The target date for implementation of the programs listed in this section related to amending the County's development regulations and identifying a program for processing of yard debris is FY 97-98; all other programs are ongoing.

SCENIC RESOURCES

This Section of the Conservation and Open Space Element addresses the County's recognition of its scenic resources and measures to conserve these resources for enjoyment by its residents and visitors.

GOAL 4.I **Conserve the scenic environment and rural character of the County which contribute to the quality of life of the County's residents and encourage tourism and economic development, while acknowledging the private property rights of the individual.**

Policies

- 4.1.1 Recognize that agricultural and timberlands have historically defined the rural character and scenic beauty of Tuolumne County.
- 4.1.2 Conserve the natural scenic quality and rural character along designated transportation routes in the County.
- 4.1.3 Conserve the natural scenic quality of hillsides and hilltops throughout Tuolumne County.
- 4.1.4 Support the efforts of individual communities which desire to promote the compatibility of new development with their historical character.
- 4.1.5 Conserve scenic resources, landmarks and the natural landscape.
- 4.1.6 Encourage voluntary efforts to protect clusters of native trees and outstanding individual native and non-native trees which help define the character of Tuolumne County.
- 4.1.7 Signs will be regulated in terms of size, location, height, construction, general appearance and safety in the County in order to improve the visual attractiveness and appeal of the County to new business, and to protect and enhance its visitor-serving and recreational activities.
- 4.1.8 Encourage and support voluntary efforts to conserve the County's scenic resources.

Implementation Programs

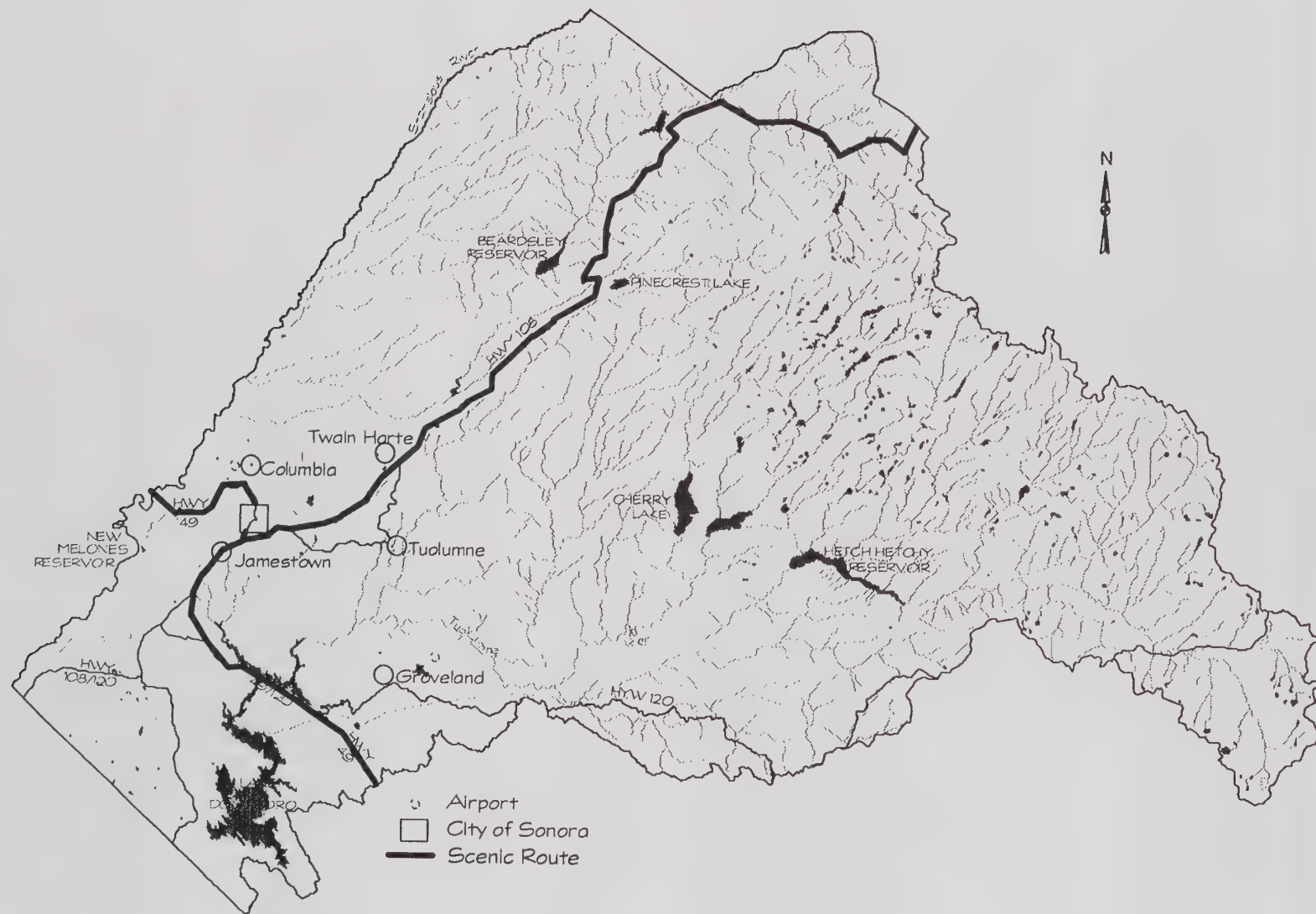
- 4.1.a Recognize Scenic Value of Agricultural and Timberlands

Recognize the scenic value of agricultural and timberlands by exempting lands designated on the General Plan land use maps as Timberland Production Zone (TPZ), or Agriculture (AG) when the parcel is 37 acres or larger and supports an agricultural or residential land use or is vacant, from the County's programs for conserving scenic resources.
- 4.1.b Designate Scenic Routes

Designate the following sections of State Highways which traverse an area of outstanding scenic quality as Scenic Routes:

FIGURE 4.2

SCENIC ROUTES	
Route	Description
State Highway Route 49	This route traverses the western foothills and Mother Lode and connects many historical sites and towns. This highway shall be designated as a Scenic Route from the Mariposa County line to Route 120 near Moccasin Creek and from Route 120 at Chinese Camp to the Calaveras County line, exclusive of the City of Sonora. This highway is included in the "Master Plan for State Scenic Highways".
State Highway Route 108	The Sonora Pass Highway, from Route 49 easterly into Mono County. This, like State Route 49 described above, gives access and exposure to spectacular mountain country. This route is also on the State Scenic Highways Master Plan.
State Highway Route 120	From Route 49 near Chinese Camp easterly to Route 49 near Moccasin Creek. This route is also in the "Master Plan for State Scenic Highways".
The land use restrictions on Scenic Routes and lands adjacent to them as outlined in the Streets and Highways Code of the State of California shall only apply to lands designated as non-urban on the General Plan land use maps. Land designated as TPZ or AG when the parcel is 37 acres or larger and supports an agricultural or residential land use or is vacant shall be exempt from these restrictions.	



4.1.c

Conserve Scenic Hillsides and Hilltops

Encourage hillside development to be designed and located to be compatible with, rather than imposed on, the landscape and environment by minimizing the amount of grading and topographical alteration it necessitates. Formulate guidelines which provide recommendations for integrating new construction with hillsides and hilltops. These recommendations will be made available to assist in the designing of new land development projects which are proposed on hillsides or on ridgetops. The guidelines should address fire-safe construction techniques, vegetation retention, retaining wall enhancement, alternative road construction techniques to reduce cuts and fills, reduced standards for bicycle and pedestrian facilities, and illustrate techniques for blending new construction with the surrounding hillsides and hilltops.

4.1.d

Support Community Efforts to Retain Scenic Character

Support the efforts of individual defined communities which desire to promote compatibility of new development with their historical character.

4.1.e

Encourage New Development to Blend with Existing Landscape

Encourage the design of new development to blend with the natural contour of the land and the natural vegetation.

4.1.f

Consider Flexibility in Development Standards

Consider providing flexibility in development standards to facilitate the clustering of new development in order to encourage the retention of scenic resources, landmarks and the natural landscape.

4.1.g

Conserve Scenic Resources Along Transportation Routes

Encourage the conservation of the County's scenic resources along the transportation routes identified as Scenic by formulating guidelines which provide recommendations for integrating new development with the surrounding landscape and natural topography. These recommendations will be made available to assist in the designing of new land development projects which are proposed along Scenic Routes. The guidelines should address the retention of trees and other native vegetation which contribute to defining the County's character, screening of outdoor storage areas, landscaping and revegetation, signage, architectural design and materials, lighting and retention of landscape features that reflect the County's history and character.

4.1.h

Encourage and Support Voluntary Conservation of Scenic Resources

Encourage and support the voluntary conservation of scenic resources through recognition programs and the provision of incentives, such as flexibility in development standards or reductions in appropriate County fees.

4.1.i

Establish a Heritage Tree Program

Establish a Heritage Tree Program which:

1. Establishes criteria for identifying individual or groves of native and non-native trees and street trees as heritage trees, based on outstanding scenic, historic or biological value and/or the status of the tree as unique in terms of age and/or size when compared to other trees of the same species. Trees considered local landmarks and

those contained in the National Register of Big Trees also should be considered as heritage trees.

2. Creates programs encouraging the preservation of heritage trees including recognition and public education programs and participation in intercounty and interstate competitions.
3. Addresses health and safety issues associated with trees located adjacent to local airports.

4.I.j Continue Sign Regulations

Continue to regulate signs in terms of size, location, height, construction, general appearance and safety in the County in order to improve the visual attractiveness and appeal of the County to new business, and to protect and enhance its visitor-serving and recreational activities through the County's existing sign ordinance and to periodic review and updating of that ordinance.

4.I.k Vegetation Removal

Formulate and maintain a program to retain existing significant vegetation, such as Heritage Trees, stands of oak woodlands, or clusters of native shrubs, which contributes to defining the County's character, within new development requiring a discretionary entitlement subject to the California Environmental Quality Act through incentives. Revegetation programs may be required for premature vegetation removal. This program shall not apply to vegetation removal under a Timber Harvest Plan approved by the California Department of Forestry and Fire Protection, for agricultural uses, for fire protection purposes, for safety purposes or in response to storm damage.

Responsibility for Programs: Administration of the Implementation Programs listed in this section is the shared responsibility of the Board of Supervisors, Planning Department, Department of Public Works and Department of Building and Safety with the Planning Department serving as the primary administrator.

Funding Sources: Administration of Implementation Programs listed herein will be funded through the County's General Fund.

Time Frame for Implementation: The target date for implementation of the program listed in this section related to developing a vegetation removal program is FY 97-98; all other programs are ongoing.

BIOLOGICAL RESOURCES

This Section of the Conservation and Open Space Element addresses the County's recognition of its diverse biological resources and identifies measures to conserve them to maintain a healthy ecosystem.

Goal 4.J Employ a proactive planning approach to conserve biological resources by adopting predictable and consistent evaluation and mitigation standards.

Policies

- 4.J.1 Recognize that agricultural and timberlands of 37 acres or larger provide open areas and habitat for wildlife and that most agricultural and timber management land uses are compatible with the conservation of biological resources.
- 4.J.2 Maintain a biological resources conservation program to facilitate a consistent, fair and cost-effective approach to biological resource mitigation and provides for permit streamlining while conserving important biological resources and protecting the private property rights of the individual property owners while fulfilling all State and Federal mandates.
- 4.J.3 Recognize that Tuolumne County contains a large percentage of publicly owned lands that provide open space for use by wildlife in formulating a biological resources conservation program for mitigation of impacts associated with discretionary entitlements subject to the California Environmental Quality Act (CEQA) on biological resources.
- 4.J.4 Maintain an updated biological resources database to help eliminate redundant and costly biological studies.
- 4.J.5 Comply with the "no net loss" policy, and any changes thereto, for wetland areas regulated by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Game by requiring new development which is subject to review under the California Environmental Quality Act (CEQA) to achieve "no net loss" of wetland habitat values through avoidance or appropriate mitigation in accordance with the County's Biological Resources Conservation Program referenced in Implementation Program 4.J.a and through the CEQA process.
- 4.J.6 Require new development which is subject to review under the California Environmental Quality Act (CEQA) to achieve "no net loss" of habitat values for Valley Oak Woodland (VOW), Serpentine Soils (SER), Old Growth Coniferous Forest (OGC), Big Trees Forest (BTF), Old Growth Oak (OGO), Aspen Grove (ASP), Native Perennial Grasslands (PGS), Native Grasslands (NGS), and Cliff (CLF) habitats through avoidance or appropriate mitigation in accordance with the County's Biological Resources Conservation Program referenced in Implementation Program 4.J.a and through the CEQA process.

Implementation Programs

4.J.a Maintain a Biological Resources Conservation Program

Maintain a Biological Resources Conservation Program which allows a land owner and/or applicant requesting a discretionary entitlement subject to the California Environmental Quality Act (CEQA) to have the option at his discretion to either:

1. Perform a site and project specific study to determine potential impacts on biological resources and, if necessary, to formulate a mitigation plan for those impacts in

accordance with State and Federal regulations applying to such resources in effect at that time.

Under this option, the Planning Department will refer the applicant to the appropriate State and Federal agencies and will provide applicants with the applicable State and Federal environmental laws and regulations. The Planning Department will provide assistance to the applicant in facilitating this process,

or

2. Mitigate impacts to biological resources using the Tuolumne County Biological Resources Conservation Handbook. This Handbook will be updated periodically as necessary to reflect changes in State and Federal laws or County ordinances. The adoption of the Tuolumne County Biological Resources Conservation Handbook by the Board of Supervisors will supersede the Tuolumne County Wildlife Handbook adopted by the Board of Supervisors through Resolution 303-87 on November 3, 1987.

The Tuolumne County Biological Resources Conservation Handbook shall be prepared in coordination with the State and Federal agencies having jurisdiction over such resources and the purpose of the Handbook shall be to provide a consistent, fair and cost effective approach to biological resource mitigation and conservation while providing for streamlining of the land use permitting process.

The Tuolumne County Biological Resources Conservation Handbook shall be implemented to mitigate impacts associated with a discretionary entitlement subject to the California Environmental Quality Act (CEQA) at the sole discretion of the applicant for said entitlement. The Handbook and its associated site evaluations, aerial photographs, Geographic Information System biological resources inventory and database and the biological resources maps shall not be utilized to designate areas as Open Space on the General Plan land use maps. Zoning of land to Open Space to mitigate impacts on biological resources on private property shall only be accomplished in conjunction with a discretionary entitlement subject to CEQA and as agreed to by the property owner and/or applicant of the entitlement who has selected the Handbook option for such mitigation.

The Tuolumne County Biological Resources Conservation Handbook shall articulate the role and duties of the Planning Department relative to its implementation.

The Tuolumne County Biological Resources Conservation Handbook shall, at a minimum, address: a priority system of evaluating relative values of wildlife habitats on private lands, mitigation measures for listed threatened and endangered species and other special status species; avoidance of Second Priority habitats including setbacks from wetland areas; guidelines for determining the necessity for biological studies for special status species and habitats; mitigation for Third Priority habitats to avoid cumulative adverse impacts to those habitats; mitigation for offsetting impacts to habitats and species including avoidance, conservation easements, mitigation banks, enhancements and restoration of on-site and off-site properties to mitigate on-site impacts.

In formulating the Biological Resources Conservation Handbook, coordinate with the U.S. Fish and Wildlife Service, California Department of Fish and Game and other governmental agencies having jurisdiction over biological resources to develop and implement the following to mitigate cumulative impacts on biological resources:

1. Guidelines for determining when surveys for rare, threatened and endangered species shall be required on private lands in conjunction with land development applications.
2. Inventory and map of Gabbrodioritic soils (GAB), assessment of potential impacts to that habitat type and mitigation program for potential impacts.
3. Map of, and mitigation measures for impacts to, important deer migration corridors through the following Third Priority habitats: Ponderosa pine (ppn), Sierran mixed conifer (smc), Red Fir (rfr), Lodgepole pine (lpn), White fir (wfr), Subalpine conifer (scn), and Jeffrey pine (jpn) located above 3,000 feet in elevation.
4. Minimum acreage preservation standards for the following third priority habitats: Blue oak woodland (bow), Blue Oak-bull pine woodland (bop), Chamise chaparral (chc), Mixed chaparral (mch), Montane chaparral (mcp), Montane hardwood (mhw), and Montane hardwood-conifer (mhc) and, if so determined by the California Department of Fish and Game, Live oak woodland (low) habitat.
5. Map of the distribution of the Live oak woodland (low) habitat, assessment of impacts to that habitat and mitigation program for potential impacts.
6. Minimum criteria for establishing and/or preserving existing species movement corridors between communities and buffers along riparian corridors to maintain the ability of wildlife to move to and from various habitats.

During the process of formulating the Tuolumne County Biological Resources Conservation Handbook, the Tuolumne County Wildlife Handbook shall remain an option to project proponents for fulfilling the requirements of this Implementation Program.

The Tuolumne County Biological Resources Conservation Handbook shall be updated at least once every five years to reflect new technical information and, if necessary, changes in local resource conditions.

4.J.b Recognize Open Space Value of Agricultural and Timberlands

Recognize the open space provided by agricultural and timberlands by exempting lands designated on the General Plan land use maps as Timberland Production Zone (TPZ), or Agriculture (AG) when the parcel is 37 acres or larger and supports an agricultural or residential land use or is vacant, from the County's programs for conserving non-targeted biological resources for both direct and cumulative impacts and all biological resources from cumulative impacts associated with the County's future growth and development.

4.J.c No Net Loss of Wetland Habitat

Coordinate with the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Game and any other governmental agency having jurisdiction over wetlands to comply with their respective policies concerning "no net loss" of wetland areas. Develop, in coordination with these agencies, programs for mitigating impacts to wetlands for inclusion in the County's Biological Resources Conservation Handbook referenced in Implementation Program 4.J.a and coordinate with these agencies at all levels of review of land development applications requiring a discretionary entitlement subject to the

California Environmental Quality Act which do not utilize the County's Biological Resources Conservation Handbook to identify appropriate mitigation measures and to address Federal and State wetland policies.

4.J.d No Net Loss of Second Priority Habitat Values

Require new development which is subject to review under the California Environmental Quality Act (CEQA) to achieve "no net loss" of habitat values for Valley Oak Woodland (VOW), Serpentine Soils (SER), Old Growth Coniferous Forest (OGC), Big Trees Forest (BTF), Old Growth Oak (OGO), Aspen Grove (ASP), Native Perennial Grasslands (PGS), Native Grasslands (NGS), and Cliff (CLF) habitats through avoidance or appropriate mitigation in accordance with the County's Biological Resources Conservation Program referenced in Implementation Program 4.J.a and through the CEQA process. Develop, in coordination with Federal and State agencies with jurisdiction over these habitats, programs for mitigating impacts to such habitats for inclusion in the County's Biological Resources Conservation Handbook referenced in Implementation Program 4.J.a and coordinate with these agencies at all levels of review of land development applications requiring a discretionary entitlement subject to the California Environmental Quality Act which do not utilize the County's Biological Resources Conservation Handbook to identify appropriate mitigation measures and to address Federal and State policies relative to these habitats.

4.J.e Minimize Conflicts Between Wildlife and Vehicular Traffic

Work with the California Department of Fish and Game, the California Highway Patrol and other resource and public safety officials to address the impacts associated with, and identify mitigation for, the inherent conflicts between wildlife and roadways.

GOAL 4.K Encourage and support voluntary and educational efforts to preserve biological resources.

Policies

- 4.K.1. Require all biological resources materials and programs generated by the County to be pre-approved by the Board of Supervisors without delegation.
- 4.K.2. Develop, promote, identify and assist in the implementation of voluntary incentive programs to encourage private property owners to conserve high value biological resource areas.
- 4.K.3. Support efforts to identify and acquire high value biological resource areas from willing sellers on private lands, especially those biological resource areas that provide additional public benefits including educational, recreational and scenic opportunities, protect and encourage productive use of valuable agricultural lands and areas which provide buffers between defined communities.
- 4.K.4. Support educational programs which describe methods for habitat conservation, encourage voluntary efforts to protect and enhance biological resources, provide opportunities for ongoing study by local students, and provide opportunities for recreation and enjoyment by the community.

Implementation Programs

4.K.a Create a Voluntary Conservation/Incentive Program to Manage Biological Resources

Establish a Voluntary Conservation/Incentive Program involving willing property owners and including:

1. Notifying owners of valuable biological resources of available incentive programs including tax incentives and the California Forest Stewardship Program-Stewardship Incentive Program.
2. Assisting willing owners to form agricultural preserves, enter into Williamson Act Contracts on land conforming to Williamson Act requirements, and zone resources for management at no cost.
3. Formulating recommended conservation easement models to assist property owners in protecting valuable biological resources for profit.
4. Applying for funding from local, state and federal grant sources to assist in the acquisition of valuable biological resources.
5. Developing voluntary tree protection guidelines which address, at a minimum, protecting driplines, avoiding compaction of soils, and proper irrigation. In addition, guidelines should address health and safety issues associated with trees located adjacent to local airports.
6. Identifying appropriate agencies to accept and/or manage land dedications, donations and conservation easements.

To assist in promoting this program, and new incentive programs as they become available, the Planning Department should act as a repository to collect and maintain brochures and handouts describing economic incentives including local, State and Federal tax advantages for donating land and selling conservation easements to conservation agencies.

4.K.b Create Voluntary Register of High Value Biological Resources

Create a voluntary survey program to identify high value biological resource areas and establish a voluntary register listing properties qualifying as such high value resources to assist in implementing voluntary preservation efforts, assist in reducing costs of new development associated with identifying biological resources and assist in avoiding project delays by identifying areas which may be acquired and/or managed as off-site mitigation areas to offset impacts to species and habitats, especially those located in areas identified for urban development under the General Plan. Surveys conducted on private property shall occur only with prior written permission of the landowner. Lands listed on the Register may qualify property owners for incentive programs, be acquired from willing sellers, or be managed in cooperation with willing landowners. The register should include, in addition to a wide range of habitat areas, Table Mountain as one of the County's most important scenic and biological resources and large tracts of oak and mixed-oak woodlands. Listing on the Register shall require the consent of the property owner.

4.K.c Support educational tree stewardship programs

Cooperate with the University of California Cooperative Extension, the California Department of Fish and Game, the California Oak Foundation and other interested agencies to develop a public education program encouraging voluntary stewardship of tree resources including:

1. Providing brochures, produced by cooperating and interested agencies, illustrating native tree protection methods for construction near native trees.
2. Distributing handouts promoting the retention of tree quality and quantity throughout the County by providing guidelines, including size and quantity, for replacing native trees removed during construction. Handouts should be made available to the public with Building and Grading Permits and at other public counters.
3. Promoting elementary and secondary school programs providing education on the benefits of native trees and including acorn and tree planting programs.
4. Participation in workshops, educational field days, or presentations on tree care including appropriate landscaping, erosion prevention, and tree preservation during construction.

4.K.d Public presentations for Biological Resource Conservation Program

Maintain a public presentation program to inform interested agencies and schools of the Biological Resources Conservation Program.

4.K.e Update Tuolumne County Wildlife Project Brochure

Revise and reprint the Tuolumne County Wildlife Project Brochure which summarizes the biological management goals, policies and implementation programs for the County for distribution to persons interested in new development projects in Tuolumne County. Include, as feasible, a reference list of State and Federal agencies and regulations which might also apply to local development projects. This action should be undertaken contingent upon securing funding.

Responsibility for Programs: Administration of the Implementation Programs listed in this section is the shared responsibility of the Board of Supervisors and Planning Department with the Planning Department serving as the primary administrator at the direction of the Board of Supervisors.

Funding Sources: Administration of Implementation Programs listed herein will be funded through the County's General Fund.

Time Frame for Implementation: The target date for implementation of the programs listed in this section related to establishment of conservation programs and provision of public information is FY 98-99; all other programs are ongoing.

WATER RESOURCES

This Water Resources Section of the Conservation and Open Space Element addresses the conservation, development, and utilization of water resources, and the protection of the quality and quantity of these essential resources.

GOAL 4.L Conserve the quality and quantity of the County's water resources, while protecting the rights of the land owner.

Policies

- 4.L.1 Protect the quality of the County's water resources by minimizing potential degradation.
- 4.L.2 Encourage new urbanization to locate in areas where public water and sewer services are available or can be developed.
- 4.L.3 Support the efforts of the local water agencies in identifying and procuring new water resources to meet projected future demands from growth in the County, including the use of reclaimed water for non-potable uses.
- 4.L.4 Encourage the conservation of water resources in a systematic manner that is sensitive to the maintenance of water quality, natural capacities, ecological values, and consideration of the many water related needs of the County.
- 4.L.5 Encourage new development to connect to public water and public sewer where reasonably available or where potential harmful areawide impacts to groundwater exist based on known hazard areas.
- 4.L.6 Recognize that the decisions made by the County of Tuolumne concerning water resources has an effect on the State of California's ability to meet its water supply needs for all beneficial uses of water, including urban, agricultural, environmental and other uses, such as recreation and power generation and that Tuolumne County has an important stakeholder interest in the success of the State's water management efforts.
- 4.L.7 Support the State's efforts to implement the *Water Resources and Delta Restoration Clean, Safe, Reliable Water Supply for Cities, Farms, and the Environment Act of 1996* by encouraging water conservation and watershed rehabilitation programs initiated by water agencies, other public agencies and private entities.
- 4.L.8 Participate in the State and Federal sponsored CAL-FED program to develop comprehensive and long-term solutions to the problems of the San Francisco Bay/Sacramento-San Joaquin Delta Estuary (bay-delta) which is nationally recognized as both an important feature of the State's environment and an important component of the State's water supply system by promoting improved management of watersheds in Tuolumne County to contribute to long-term bay-delta recovery and protection.
- 4.L.9 Recognize that clean water is essential to the public health, safety and welfare; fosters economic development and job creation; protects the environment; maintains fish and wildlife; and supports recreation.
- 4.L.10 Encourage water resources to be protected from pollution, conserved, and recycled whenever possible to provide for continued economic, community, and social growth.

- 4.L.11 Promote improved watershed health and improved water quality and water quantity yields of the watersheds in Tuolumne County.

Implementation Programs

4.L.a Develop Conservation Program for Water Resources

Develop a conservation program for important water resources in conjunction with the County's biological resources conservation program which has been sanctioned by the Federal and State agencies having jurisdiction over such resources to facilitate a consistent, fair and cost-effective approach to water resource mitigation and provide for permit streamlining while conserving important water resources. Applicants seeking discretionary entitlements subject to the California Environmental Quality Act shall have the option of using the County's water resource conservation program to mitigate impacts from their projects on such resources or pursue a project specific mitigation program to comply with environmental regulations in effect at that time. Important water resource areas include reservoirs, lakes, ponds, marshes, springs, vernal pools, wetlands, rivers, water supply ditches, and perennial and intermittent streams as identified on the United States Geological Survey (USGS) maps. The water conservation program shall address the following minimum standards:

1. Provision for the continued implementation of the National Pollution Discharge Elimination System (NPDES) permitting program enforced by the Central Valley Regional Water Quality Control Board (CVRWQCB).
2. Maintaining vegetative filters and/or buffers adjacent to water resources to assist in reducing the introduction of sediments and pollutants into surface water resources.
3. Best Management Practices for grading on steep slopes, maintaining sediments on-site, preserving adjacent parcel owner property values by avoiding or reducing substantial runoff over neighboring properties and revegetating and/or terracing on large cut and fill slopes.
4. Flexible development standards for reducing grading, where appropriate.
5. Methods for avoiding and maintaining water resources which are to be avoided during construction and maintained on-site.
6. Assignment of responsibility for the maintenance of sedimentation control facilities on and revegetating graded areas that are abandoned during construction.

4.L.b Land Uses Adjacent to Public Drinking Water Reservoirs

Discourage new areas proposed for urban land uses (HDR, MDR, LDR, NC, GC, HC, and MU) and industrial land uses (BP, LI, and HI) on the General Plan maps from being located above to public drinking water reservoirs, unless public water and sewer are available or can be developed.

4.L.c Landscaping Standards

Promote the use of xeriscape landscaping plants and materials to conserve water, the use of water conserving irrigation systems for landscaping, and the use of reclaimed or reuse water for irrigation.

- 4.L.d Provide for Graywater Irrigation
- Allow the subsurface irrigation of non-food plants from sinks, showers, washing machines, car washing bays and other non-sewage sources, and educate property owners in the proper use of graywater systems.
- 4.L.e Consider Regulating Groundwater Exportation
- Consider regulating the exportation of groundwater to preserve the County's limited groundwater reserves for use by its residents and businesses.
- 4.L.f Require Confirmation of Water Availability for New Development
- Continue to require new urban development needing discretionary entitlements to secure a letter from the jurisdictional public water agency stating that the proposed project can be served by that agency and that there is an available water supply.
- 4.L.g Require Connection to Public Sewer
- Continue to require new urban residential development with a density of three dwelling units per acre, or greater, and commercial development, except that on land designated Special Commercial (SC) by the General Plan, to connect to public sewer.
- 4.L.h Require Connection to Public Water
- Continue to require all new urban development, except on land designated as Special Commercial (SC) by the General Plan land use maps, to be served with public water.
- 4.L.i Create and Update Septic System Hazard Maps
- Create and update, as needed, Septic System Hazard Maps indicating areas of high ground water, impervious soils, limestone or other hazards which, either by themselves or in combination, create potentially serious health conditions due to failing septic systems or which are inappropriate for on-site sewage treatment and disposal on an areawide basis.
- 4.L.j Address Septic System Hazard Areas
- Continue to develop and evaluate criteria to allow development to occur in septic system hazard areas without degrading the water resources.
- 4.L.k Provide Grading and Surface Runoff Standards
- Provide grading and surface runoff standards necessary to protect water resources in compliance with State and Federal water quality regulations and with the County's water conservation program referenced in Implementation Program 4.L.a.
- 4.L.l Expand List of Permitted Uses in Open Space-1 Zoning District
- Expand the list of permitted uses in the O-1 (Open Space-1) zoning district in Title 17 of the Tuolumne County Ordinance Code for the conservation and utilization of the County's water resources to include such uses as water monitoring installations excluding wells; improvements to aquatic, plant and wildlife habitat; erosion control projects; and vegetation removal for flood control.

4.L.m

Address Water Supply Sources for Anticipated Growth

Continue to coordinate the County's long range land use planning program with local public water agencies to determine that water supplies and delivery systems can meet the demands of the anticipated new development and population growth of the County. Prepare and maintain a water supply and demand chart summarizing projected water needs based on growth projections and anticipated supply levels from the Tuolumne Utilities District, Tuolumne County Water District #1, Groveland Community Services District, Lake Don Pedro Community Services District and other local public water agencies. In accordance with Section 65352.5 of the California Government Code, the General Plan Land Use Diagrams were formulated in coordination with the applicable urban water plans from these agencies and any amendments to those diagrams shall be reviewed in coordination with the respective public water agency serving the parcel or parcels affected by the proposed amendment.

4.L.n

Watershed Rehabilitation Projects

Promote the development of plans for watershed rehabilitation projects which provide for such watershed improvements as:

1. A reduction in the presence of contaminants in drinking water by addressing the origins of the contaminants, including, to the maximum extent practicable, the specific activities that affect the drinking water supply of a community or communities.
2. An increase in the quantity of water available from the watershed.
3. The improvement, restoration, or enhancement of fisheries habitat, including riparian habitat, in and along streams and watercourses in the watershed. These projects may address factors which increase sedimentation in streams and watercourses in the watershed.
4. The improvement of overall forest health, including the reduction of factors which may contribute to the severity of wildfires in the watershed.

4.L.o

Formulation of Watershed Rehabilitation Plans

Initiate or assist in the formulation of plans for watershed rehabilitation projects by serving as the coordinating agency for the various stakeholders in such a plan, such as property owners, water agencies, other public agencies, private industry, recreational facility providers and other interested groups and organizations. Provide technical assistance in the development of plans for watershed rehabilitation projects through such means as data sharing.

4.L.p

Funding for Watershed Improvement

Submit applications for grants from the CAL-FED and other programs which become available for funding for County initiated or sponsored watershed rehabilitation projects and support the efforts of other public agencies, water agencies, such as the Tuolumne County Water Agency, and other entities in their efforts to seek funding for their respective watershed projects. This support may manifest itself in such ways as adopting a resolution of support or co-sponsoring an application for funding for a watershed project.

4.L.q Coordination Among Agencies

Cooperate and coordinate with Federal, State and local agencies, such as the Tuolumne County Water Agency, in promoting the stewardship of the watersheds within the County. Coordinate with these agencies to avoid duplication of effort and to maximize use of public resources in working towards a common goal of improving the watersheds within Tuolumne County which will, in turn, contribute to the State and Federal objective of providing long-term bay-delta recovery and protection.

GOAL 4.M Conserve public water resource areas with high recreational value for future public use.

Policies

- 4.M.1 Permit recreational uses in flood zones if it can be demonstrated that additional flooding or hazards will not result.
- 4.M.2 Provide public access to the County's public waterways, lakes and reservoirs in compliance with State statutes while protecting private property rights and maintaining the biological, scenic and historical integrity of these features and lands adjacent to these features.

Implementation Programs

- 4.M.a Conditionally Allow Low Impact Recreational Uses Within Open Space Zoned Areas

Continue to conditionally permit, in the O (Open Space) and O-1 (Open Space -1) zoning districts, recreational uses where such uses do not adversely impact water resources, such as beaches, picnic areas, non-motorized pedestrian and equestrian trails and other recreational uses that do not entail the construction of buildings or structures.
- 4.M.b Develop a Program to Identify and Provide Access to Public Waterways

Develop a program to identify public waterways, lakes and reservoirs that do not already provide reasonable public access, but which are required to provide such access pursuant to State statutes. The program should include provisions for identifying which bodies of water require public access, identification of reasonable access points to these water bodies and procedures for providing such access.

Responsibility for Programs: Administration of the Implementation Programs listed in this section is the shared responsibility of the Board of Supervisors, Planning Department, Department of Public Works, Department of Building and Safety and Division of Environmental Health with the Planning Department serving as the primary administrator at the direction of the Board of Supervisors.

Funding Sources: Administration of Implementation Programs listed herein will be funded through the County's General Fund and Health Fund.

Time Frame for Implementation: The target date for implementation of the programs listed in this section related to development of conservation programs, generation of resource maps and provision of public information is FY 98-99; all other programs are ongoing.

CHAPTER 5: NOISE ELEMENT

INTRODUCTION

The Noise Element of the General Plan is a document which provides a policy framework for addressing potential noise conflicts encountered in the development process with a focus on minimizing such conflicts. The content of this Noise Element and the methods used in its preparation follows the requirements of Section 65302(f) of the California Government Code and the General Plan Guidelines prepared by the State Office of Planning and Research (OPR). The OPR Guidelines require that major noise sources and areas containing noise-sensitive land uses be identified and quantified by preparing generalized noise exposure contours for current and projected conditions.

In accordance with the Government Code requirements, noise exposure information has been collected in conjunction with the preparation of this Element for highways, arterials and major collector roads, railroad operations, aircraft and airport operations, local industrial facilities and other stationary sources.

Noise-sensitive uses identified by the Government Code and by Tuolumne County include residential development, schools, hospitals, convalescent homes, churches and libraries.

The data collected concerning noise-producing sources are found within the *Noise Background Report*. The policies and programs contained herein have been integrated with the other Elements of this General Plan to minimize the potential for noise conflicts arising from future development in Tuolumne County.

GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

GOAL 5.A **Protect the economic base of Tuolumne County and preserve the tranquility of residential areas by minimizing potential conflicts between transportation and stationary noise sources and noise sensitive land uses.**

Policies

- 5.A.1 Advocate the design and site layout of new development of noise-sensitive land uses proposed adjacent to existing transportation noise sources incorporate noise reduction techniques so that the new development will not be affected by noise that exceeds the exposure threshold standards shown in Figure 5.2 and 5.3.
- 5.A.2 Encourage new development of transportation noise sources be located and designed so that existing noise-sensitive land uses will not be exposed to noise levels that exceed the standards shown in Figure 5.2 5.3 or 5.5.
- 5.A.3 Require new development of noise-sensitive land uses adjacent to existing stationary noise sources or land designated on the General Plan maps as HI, LI, BP or MPZ to be designed so that it will not be affected by noise levels exceeding the standards of Figure 5.4.
- 5.A.4 Consider the effects of the development of new stationary noise sources or modifications of existing stationary noise sources on noise-sensitive land uses. Determine that new development or changes to existing development which requires a discretionary entitlement will not create new or exacerbate existing noise levels which exceed the standards shown

on Figure 5.3 or 5.5. This policy does not apply to noise levels associated with agricultural operations.

- 5.A.5 Consider methods of regulating noise within the County which exceeds the standards found in Figure 5.4 from existing and future land uses where not preempted by Federal or State laws.
- 5.A.6 Consider providing a notification to property owners adjoining existing stationary and transportation noise sources of the known noise impacts to their properties.

Implementation Programs

5.A.a Project Review

Review new public and private development proposals to determine conformance with the policies and programs of this Noise Element and determine that noise levels from new development will not exceed the noise level standards of Figures 5.2, 5.3, 5.4, or 5.5 on lands designated for noise-sensitive uses. For modifications or expansions of existing stationary noise sources that already exceed the standards of Figure 5.4 on lands designated for noise-sensitive uses, Tuolumne County will determine that the new development will not increase the noise level received at the noise-sensitive land uses and the cumulative noise generated from the entire development site is equal to or less than the pre-modification or pre-expansion ambient noise level.

5.A.b Analyze Potential Conflicts

Require an acoustical analysis where activities associated with proposed development are likely to produce noise levels exceeding those specified in Figures 5.2, 5.3, 5.4, or 5.5 of this Element. The acoustical analysis shall be conducted early in the review process so that the possible effects of noise and noise mitigation can be considered in the project design. The requirements of an acoustical analysis are listed in Figure 5.1.

5.A.c Enforce Noise Reduction Measures

Institute procedures to enforce noise reduction measures required pursuant to an acoustical analysis during the building permit and construction processes and to monitor compliance with noise reduction measures during operation of the development.

5.A.d Consider a Noise Ordinance

Consider implementing a noise ordinance to be used in defining acceptable noise levels received at various land uses and in enforcement when excessive noise levels have been reported and documented.

5.A.e Consider Notification of Existing Noise Impacts

Consider implementing a notification procedure to all property owners within the impacted areas surrounding existing stationary and transportation noise sources of the present and potential future noise impacts that are likely to be experienced by development of those properties. A possible notification procedure is a notice of action filed with the Records Office.

Responsibility for Programs: Administration of the Implementation Programs listed in this section is the shared responsibility of the Board of Supervisors, Planning Department, Department of Public Works,

Assessor's/Recorders Office and Department of Building and Safety with the Planning Department serving as the primary administrator.

Funding Sources: Administration of Implementation Programs listed herein will be funded through the County's General Fund.

Time Frame for Implementation: Implementation of the programs listed in this section is ongoing.

FIGURE 5.1

REQUIREMENTS FOR AN ACOUSTICAL ANALYSIS

An acoustical analysis prepared pursuant to the Noise Element will:

1. Be the financial responsibility of the applicant.
2. Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.
3. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and significant noise sources. Where actual field measurements cannot be conducted, all sources of information used for calculation purposes shall be fully described.
4. Estimate existing and projected (20 years) noise levels and compare those levels to the adopted policies of the Noise Element. Projected future noise levels shall take into account noise from planned streets, highways and road connections.
5. Recommend appropriate mitigation to achieve compliance with the adopted policies of the Noise Element, giving preference to proper site planning and design over mitigation measures which require the construction of noise barriers or structural modifications to buildings which contain noise-sensitive land uses.
6. Estimate noise exposure after the prescribed mitigation measures have been implemented.

FIGURE 5.2
MAXIMUM ALLOWABLE NOISE EXPOSURE-TRANSPORTATION NOISE SOURCES
EXCLUDING AVIATION RELATED NOISE¹

	Outdoor Activity Areas ²	Interior Spaces ³
Land Use	L_{dn} /CNEL, dB	L_{dn} /CNEL, dB
Urban Residential	60	45
Transient Lodging ⁴	60	45
Hospitals, Nursing Homes ⁵	60	45
Churches, Meeting Halls, Office Buildings, Mortuaries	—	45
Schools, ⁵ Libraries, Museums	—	45

¹ This table applies to noise exposure levels that result from a transportation noise source other than aircraft; Table 5.3 addresses aircraft noise. For existing receiving land uses, consideration shall be given to the noise exposure from new transportation noise sources during the design and approval of the new transportation project. In the case of existing transportation noises sources, projects or consideration of land use changes involving noise-sensitive land uses shall address the noise exposure environment and use these standards as thresholds.

² An outdoor activity area is a location outside of the immediate structure where formal or informal activities are likely to happen. For example, anywhere on an urban residential property could be an outdoor activity area, while the outdoor activity area for a school would be the playground or sporting fields, and for a hospital would be an exterior patio or exercise area. Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land uses.

³ For typical construction methods, the reduction in the noise level from the outside of the structure to the inside is approximately 15dB. In a high noise environment, special construction techniques may be necessary to reduce the interior noise level to the standard.

⁴ Transient lodging are overnight accomodations usually intended for occupancy by tourists or other short-term paying customers, examples include hotels, motels, or homeless shelters. Transient lodging, as used in this case, does not include bed and breakfast establishments which are located in rural areas, campgrounds, or guest ranches.

⁵ These standards only apply to nursing homes or schools that have more than 6 beds or students, respectively.

**FIGURE 5.3
MAXIMUM ALLOWABLE NOISE EXPOSURE-AIRCRAFT NOISE SOURCES¹**

Land Use	Outdoor Activity Areas ²	Interior Spaces ³		
		L _{dn} /CNEL, dB	L _{max} db ⁴	
			Day	Night
Residential - Living Areas	55	45	45	45
Residential - Sleeping Areas	55	55	45	40
Transient Lodging ⁵	60	45	—	40
Hospitals, Nursing Homes ⁶	60	45	—	40
Churches, Meeting Halls, Office Buildings, Mortuaries	—	45	45	45
Schools, Libraries, Museums	—	45	55	55

¹ This table applies to noise exposure levels that result from aircraft. For existing receiving land uses, consideration shall be given to noise exposure from new aviation-related sources during the design and approval of the new aviation-related project. In the case of existing aviation-related noise sources, projects or consideration of land use changes that lie within the jurisdictional area of the Tuolumne County Airport Land Use Commission, which involve noise-sensitive land uses shall address the noise exposure environment and use these standards as thresholds.

² An outdoor activity area is a location outside of the immediate structure where formal or informal activities are likely to happen. For example, anywhere on an urban residential property could be an outdoor activity area, while the outdoor activity area for a school would be the playground or sporting fields, and for a hospital would be an exterior patio or exercise area. Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land uses.

³ For typical construction methods, the reduction in the noise level from the outside of the structure to the inside is approximately 15dB. In a high noise environment, special construction techniques may be necessary to reduce the interior noise level to the standard.

⁴ L_{max} refers to the maximum interior noise level. The design L_{max} value shall be established as the maximum aircraft noise level which is exceeded by 10 percent of the aircraft noise events occurring during a typical 24-hour day of aircraft operations. In other words, the L_{max} value used in the evaluation shall be determined by eliminating the loudest 10 percent of the aircraft events measured during the sample period, which should be a typical 24-hour day.

⁵ Transient lodging are overnight accommodations usually intended for occupancy by tourists or other short-term paying customers, examples include hotels, motels, or homeless shelters. Transient lodging, as used in this case, does not include bed and breakfast establishments which are located in rural areas, campgrounds, or guest ranches.

⁶ These standards only apply to nursing homes or schools that have more than 6 beds or students, respectively.

FIGURE 5.4

MAXIMUM ALLOWABLE NOISE EXPOSURE-STATIONARY NOISE SOURCES¹

	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly L_{eq} , dB ²	50	45
Maximum level, dB ³	70	65

¹ This table applies to noise exposure as a result of stationary noise sources. For a development project or land use change involving a noise-sensitive land use, the noise from nearby noise sources will be considered during design and approval of the project, or in determining whether the land use change is appropriate. For development projects which may produce noise, land use changes and project review will consider the effects of the noise on possible noise-sensitive land uses. When considering modification or expansion at a site that already produces noise levels which exceed these standards at noise-sensitive land uses, the modification or expansion shall be reviewed to consider if the proposed action will further raise the existing noise levels received at the noise-sensitive land use(s).

Noise-sensitive land uses include urban residential land uses, libraries, churches, and hospitals, in addition to nursing homes or schools which have over 6 beds or students, respectively. Transient lodging establishments which are considered noise sensitive land uses include hotels, motels, or homeless shelters, but not bed and breakfast establishments located in rural areas, campgrounds, or guest ranches.

² The sound equivalent level as measured or modeled for a one-hour sample period. The daytime or nighttime value should not be exceeded as determined at the property line of the noise-sensitive land use. When determining the effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers or other property line noise mitigation measures.

³ Similar to the hourly L_{eq} , except this level should not be exceeded for any length of time.

FIGURE 5.5

SIGNIFICANCE OF CHANGES IN CUMULATIVE NOISE EXPOSURE¹

Ambient Noise Level Without Project ² (Ldn or CNEL)	Significant Impact if Cumulative Level Increases By:
<60 dB	+ 5.0 dB or more
60-65 dB	+ 3.0 dB or more
>65 dB	+ 1.5 dB or more

¹These standards shall be applied when considering the noise impacts from projects that could cause a significant increase in the cumulative noise exposure of existing noise-sensitive land uses. If it is likely that existing noise-sensitive land uses could experience these increases in cumulative noise exposure, as measured in CNEL or Ldn, then an acoustical analysis that meets the requirements of Figure 5.1 shall be accomplished and the results considered in project design.

²Ambient Noise is defined as the composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Source: Federal Interagency Committee on Noise (FICON), Federal Agency Review of Selected Airport Noise Analysis Issues, August 1992.

CHAPTER 6: SAFETY ELEMENT

INTRODUCTION

Section 65302(g) of the California Government Code requires that the General Plan include a Safety Element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence and other geologic hazards known to the legislative body; flooding, and wildland and urban fire.

The Safety Element is the primary vehicle for relating local safety planning to County land use decisions. The Safety Element aims at reducing death, injuries, property damage, and the economic and social dislocation resulting from natural hazards, thereby improving the quality of life within the County.

Within Tuolumne County, the interface of the natural and manmade environments create potential safety hazards, including wildland fires and flooding. This element, while focusing on fire, flooding, and geologic hazards, also addresses other public safety issues relevant to Tuolumne County, including: emergency services, crime and hazardous waste.

GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

GEOLOGIC HAZARDS

Geologic hazards in Tuolumne County are associated with potential seismic activity along the Foothills fault zone and associated ground shaking. Hazardous situations could also result from development on unstable slopes within the County. Development on erosive soils, without proper environmental protection could result in significant soil loss, siltation of water bodies and visual impacts.

A regional appraisal to evaluate potential seismic and geologic hazards in the western part of Tuolumne County is presented on the General Plan's Geotechnical Interpretive Maps. The maps, which show the approximate boundaries of various hazard and resource zones (such as fault rupture zones, erosive soil areas, limestone deposits, etc.) are referenced in the Geologic Hazards Report. The Report further addresses seismic hazards including: ground rupture, ground shaking, ground failure and seiches; as well as geologic hazards such as: landslides, unstable slopes, erosive soils, and subsidence and differential settlement.

GOAL 6.A **Avoid the exposure of people and improvements to unreasonable risks of damage or injury by directing development away from areas with known seismic and geologic hazards.**

Policies

6.A.1 Reduce exposure to risk in hazardous areas, and enable recreational and agricultural opportunities to be maintained or provided by designating hazardous areas, such as areas immediate to capable faults, as open space, agricultural or recreational.

Implementation Programs

6.A.a Land Use Designations for Fault Areas

Designate areas within 100 feet of capable faults as Open Space (O), Agriculture (AG) or Parks and Recreation (R/P) on the General Plan land use maps, and zone these areas for open space preservation, agriculture or recreation. For lands owned by a public agency, such as the Bureau of Land Management, the designation of Public (P) is also compatible within 100 feet of a capable fault area.

GOAL 6.B Map areas determined to be potentially seismically active or otherwise hazardous and regulate development within the affected areas.

Policies

6.B.1 Apply zoning and other land use controls to regulate, and in some instances prohibit development in known hazardous areas capable of seismic activity.

6.B.2 Limit the extent of development in seismically hazardous areas in such a way as to be commensurate both with the degree of hazard involved and with the public costs which would be incurred if emergency or remedial actions became necessary.

6.B.3 Use the General Plan's Geotechnical Interpretive Maps, which show the approximate boundaries of various hazard and resource zones (such as fault zones, erosive soil areas, limestone deposits, etc.) as a basis for future planning.

Implementation Programs

6.B.a Address Hazards in Disaster Plans

Review contingency plans for major disasters and emergencies to verify that the potential for damage and destruction due to earthquakes and geologically induced dam failure with accompanying flooding continues to be addressed.

6.B.b Update the Geological/Geotechnical Maps

Update the Geotechnical Interpretive Maps on a periodic basis to reflect new geologic and seismologic information. This should be undertaken by a geologist or engineering geologist under contract to the County of Tuolumne.

6.B.c Make Maps Available to the Public

Increase public awareness of geoseismic hazards, their location, and their severity. This can be accomplished by making the Geotechnical Interpretive Maps readily available to the public. Copies of the maps will be placed in the Tuolumne County Planning Department and the public library.

6.B.d Have technical reports prepared during project review

Establish a program for geologic, seismic, and geotechnical engineering reports required for proposed developments to be reviewed by a technically qualified consultant under contract to the County of Tuolumne. These reports will be required as part of the application review process when a potential hazard exists, and funded by the developers paying for study of their respective projects.

GOAL 6.C Incorporate criteria into the design for dams and other important structures possibly affected by capable fault zones that provide an acceptable level of safety.

Policies

- 6.C.1 Require developers of dams and critical-use and high occupancy structures within 100 feet of capable fault zones to submit plans to the County of Tuolumne demonstrating that the proposed design and construction can accommodate the expected fault offset of the design earthquake and can continue to function. The capable fault zones are defined along presently identified capable faults on the Geotechnical Interpretive Maps.
- 6.C.2 Apply special requirements to critical use and high occupancy structures proposed within 100 feet of capable fault zones. These requirements should:
- a. Require special geologic and seismic studies to accurately locate all capable fault traces.
 - b. Establish requirements for existing critical use and high occupancy structures within the capable fault zones and initiate a special building inspection program whose purpose is to locate existing critical-use and high occupancy structures within 100 feet of the capable fault zones and to evaluate the safety of such structures under expected seismic conditions.

Implementation Programs

- 6.C.a Establish Requirements for Building in Capable Fault Zones
- Establish and adopt requirements and procedures that apply to structures proposed for human occupancy which are to be located within 100 feet of a capable fault zone.
- 6.C.b Inspect Critical-use Structures
- Investigate a special building inspection program for critical-use and high occupancy buildings to evaluate existing structures located within 100 feet of the capable fault zones for safety under probable earthquake accelerations.
- 6.C.c Hazardous Structures Mitigation Program
- Develop a hazardous structures mitigation program and enforcement regulations for critical-use and high occupancy buildings located within 100 feet of a capable fault zone.

GOAL 6.D Ascertain that existing or proposed structures, particularly critical-use and high occupancy structures, can withstand the ground motion of the design earthquake without catastrophic failure or loss of critical services.

Policies

- 6.D.1 Review plans for existing and proposed structures to see that they are designed and built in accordance with the UBC standards for Seismic Risk Zone #3.
- 6.D.2 Require that critical-use and high occupancy structures be designed and built to retain their structural integrity when subjected to probable ground accelerations generated by the design earthquake.

- 6.D.3 Require development plans to show that important facilities, such as utilities and access roads, for critical-use and high occupancy structures are adequately designed and constructed to withstand the design earthquake.
- 6.D.4 Periodically inspect existing critical-use and high occupancy buildings within the County to identify and require correction of potential hazards in the event of a major earthquake.

Implementation Programs

- 6.D.a **Maintain Seismic Response Criteria in Development Regulations**
- Continue to implement requirements and procedures found in the Uniform Building Code (UBC) that apply to structures proposed for human occupancy in accordance with the UBC standards for Seismic Risk Zone #3.
- 6.D.b **Require Technical Studies for Important Structures**
- Consider requiring seismic, geologic, and geotechnical engineering studies to evaluate the probable ground shaking conditions in areas where critical-use and high occupancy structures are proposed.
- 6.D.c **Review Plans for Earthquake Standards**
- Prior to approval of proposed critical-use and high occupancy facilities, require that the plans demonstrate that the proposed building can withstand, without collapse, the probable ground acceleration generated by the design earthquake. Require development plans to show that critical facilities, such as utilities and access roads, for critical-use and high occupancy structures are adequately designed and constructed to withstand the design earthquake. Also require plans to show that, in the event of the failure of these structures, potential hazards created by the loss of utilities, roads, etc. have been identified and mitigated.
- 6.D.d **Establish Mitigation Program for Hazardous Structures**
- Develop a hazardous structures mitigation program and enforcement regulations for critical-use and high occupancy buildings. This shall include a database of the identified critical-use and high occupancy buildings existing in the County that do not meet modern standards for earthquake safety, and are, therefore, considered "hazardous". Descriptions of the buildings shall be included along with possible hazard mitigation measures.

GOAL 6.E Monitor development to see that construction in landslide or unstable slope areas is accomplished safely, and that development does not create unsafe slopes.

Policies

- 6.E.1 Prior to urban development in landslide or unstable slope areas, require engineering studies to be undertaken in order to determine the extent of the slope instability and require appropriate measures to be undertaken to promote safety.
- 6.E.2 Confirm that the stability of any slope, which can be altered by grading operations and improper drainage conditions, is not adversely affected during grading and construction activities.

Implementation Programs

6.E.a Mandate Engineering Studies for Development in Unstable Areas

Require detailed engineering studies in unstable slope or landslide areas delineated on the Geotechnical Interpretive Maps, prior to approval of urban development. Also, require detailed engineering investigations prior to urban development in areas where unstable slopes have been identified even if they are not shown on the Geotechnical Interpretive Maps. The studies should identify the extent of instability or potential for landsliding, and recommend design alterations, considerations or other features which could reduce the potential hazards to an acceptable level. The feasible recommendations from the study(s) shall be required as part of the project approval process.

6.E.b Consider the Effects of Grading on Slope Stability

Revise Title 12 of the Tuolumne County Ordinance Code, the Grading Ordinance, to address the impacts of earth-disturbing development activities on any slope, whether or not it is shown as potentially unstable on the geotechnical maps. The grading ordinance should include standards limiting fill slopes to 1 1/2:1 unless a registered civil engineer or certified engineering geologist can demonstrate that the fill slope will be stable and not prone to erosion.

GOAL 6.F Reduce the potential for erosion and sedimentation from earthmoving and construction activities.

Policies

6.F.1 Mandate erosion control measures for grading operations in erosive soil areas, as mapped on the Geotechnical Interpretive Maps.

Implementation Programs

6.F.a Consider the Effects of Grading on Erosion Potential

Amend Title 12 of the Tuolumne County Ordinance Code, the Grading Ordinance, in order to protect soil stability and natural topography and to prevent soil erosion and creation of unstable slopes. Areas identified as having erosive soils, either by the Geotechnical Interpretive Maps or by other means, shall receive special consideration related to the erosive potential of grading and earthmoving activities.

Responsibility for Programs: Administration of the Implementation Programs identified in this section is the shared responsibility of the County Administrator's Office, Department of Building and Safety, Department of Public Works and Planning Department, with the Planning Department serving as the primary administrator.

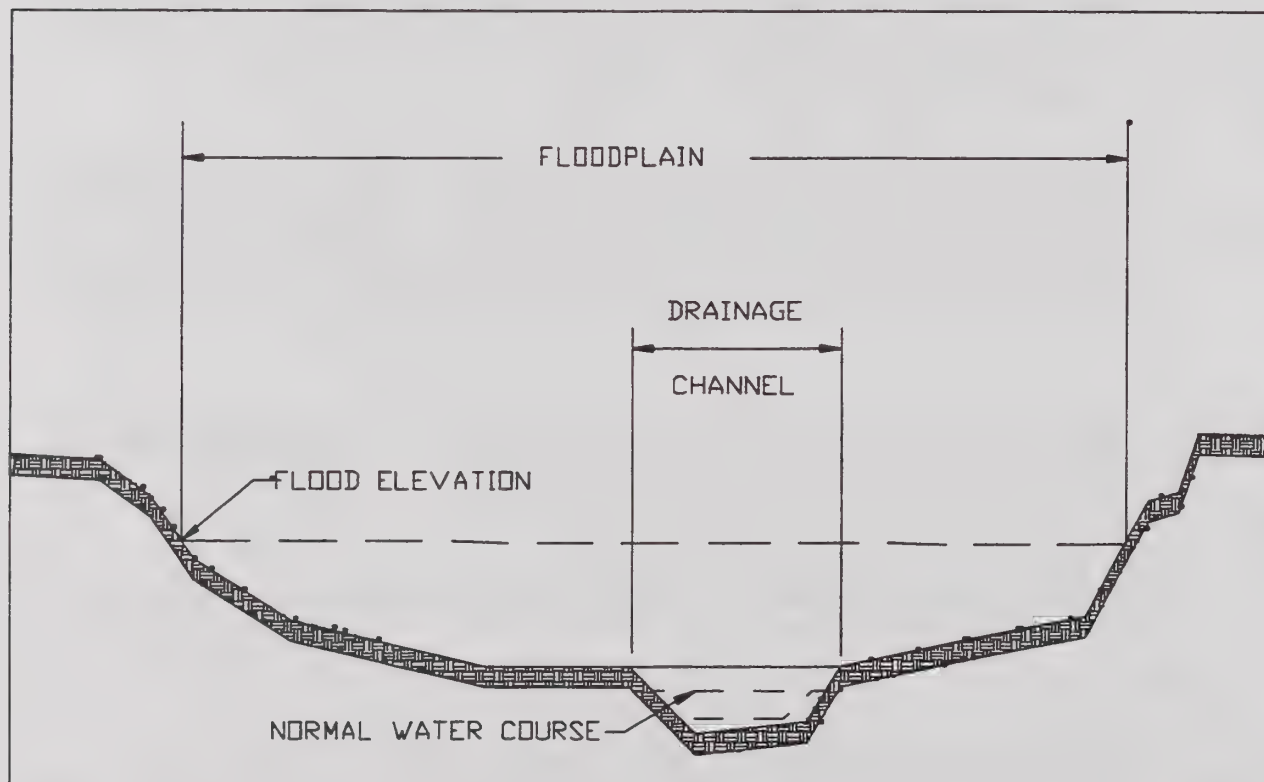
Funding Sources: Administration of the Implementation Programs identified in this section will be funded through the County's General Fund, with the exception of required technical reports which would be prepared at the expense of individual project applicants.

Time Frame for Implementation: Implementation of the programs identified in this section related to amendments to the County's development regulations, provision of public information and review of existing plans will be completed by FY 97-98. All other programs are ongoing.

FLOOD HAZARD

Tuolumne County has many waterways consisting of ephemeral drainages, intermittent streams, perennial streams and rivers. Most of the major waterways in Tuolumne County are within deeply defined drainage channels, capable of containing flood waters. However, in some areas the drainage channels are less defined and are not capable of containing flood waters. In either case, flood waters create a potential hazard.

FLOODPLAIN SCHEMATIC



Damages resulting from the development of floodplains can be minimized through floodplain management. This management concept encompasses a program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, public information and floodplain management regulations.

In 1990, Tuolumne County became a "regular" member of the Federal Emergency Management Agency, National Flood Insurance Program. Through this program, the boundary of the one hundred-year floodplain is the basic planning criteria used to distinguish areas where the danger of floods justify the establishment of floodplain management regulations. Outside this boundary, the degree of flooding risk is not considered sufficient to justify the imposition of floodplain management regulations, while inside the one hundred-year floodplain some level of regulation is required to protect public health, safety, and welfare.

GOAL 6.G **Protect new and existing structures and land uses from flood hazards in order to minimize loss of life, injury, damage to property, and economic and social dislocations and manage floodplains for their natural resource value.**

Policies

- 6.G.1 Reduce the potential for damage to property within the 100 year floodplains as designated on the Federal Emergency Management Agency, Flood Insurance Rate Maps, through limitations on land use.
- 6.G.2 Work to solve flood control problems in areas where existing development has encroached into a floodplain. Encourage property owners with existing structures within areas subject to flooding, whether identified on the Flood Insurance Rate Maps or not, to conform to the requirements of Chapter 15.24 of the Tuolumne County Ordinance Code, the Flood Damage Prevention Ordinance, to "floodproof" the structures.
- 6.G.3 Review all projects proposed within potential inundation areas due to dam failure and check evacuation plans on file with the County Office of Emergency Services for that area. If a project presents a direct threat to human life, appropriate actions shall be taken, including restriction of development in the subject area.
- 6.G.4 Minimize the risk from flood hazards through land use planning and the avoidance of incompatible structural development in floodplains. Utilize regulatory methods of flood control, such as designating identified floodplains as Open Space, where possible, rather than construction-related methods of flood control. Regulatory methods reduce the need for flood control projects, minimize losses in areas where flooding is inevitable, and attempt to notify those who own property in flood hazard areas of the risks and that they should assume responsibility for their actions.
- 6.G.5 Continue to require evaluation of potential flood hazards prior to approval of development projects. Proponents of new development shall submit accurate topographic and flow characteristics information and depiction of the 100-year floodplain boundaries under fully-developed, unmitigated conditions.
- 6.G.6 Attempt to maintain natural conditions within the 100-year floodplain of rivers and streams in order to maintain stream capacity except under the following circumstances:
 - a. Where work is required to maintain the stream's drainage characteristics and where such work is done in accordance with the Tuolumne County Storm Drainage Master Plan, County Standards and Design Manual, County Flood Damage Prevention Ordinance, California Department of Fish and Game regulations, and Clean Water Act provisions administered by the U.S. Army Corps of Engineers; or
 - b. When facilities for the treatment of development generated runoff can be located in the floodplain provided that there is minimal destruction of riparian vegetation, and such work is done in accordance with the County Flood Damage Prevention Ordinance and California Department of Fish and Game regulations.
- 6.G.7 Continue to make information available to property owners and residents living in floodplains.
- 6.G.8 Prohibit the construction of facilities essential for emergencies and large public assembly in the 100-year floodplain, unless the structure and access to the structure are free from flood inundation.
- 6.G.9 Continue to coordinate efforts with local, state and federal agencies to achieve adequate flood protection. Cooperate with the Tuolumne Utilities District, surrounding jurisdictions, the City of Sonora, and other public agencies in planning and implementing regional flood control improvements.

- 6.G.10 Promote the use of natural or non-structural flood control facilities, including off-stream flood control basins, to preserve and enhance creek corridors.

Implementation Programs

6.G.a Develop a Flood Hazards Inventory

Create a flood hazards inventory which identifies flooding hazards (i.e., bridges, roads, and other structures) based upon the Flood Insurance Rate Maps, dam inundation information, and other available information. The inventory shall identify the level of risk from each type of flood hazard and include a detailed flood hazards map which identifies the flooding risk by location.

6.G.b Notification That Land Is Within Designated Flood Zones

Based upon the Flood Insurance Rate Maps, provide notification to the owners of property within designated floodplains of the consequences of constructing within the floodplain. The County shall mail a letter to the owner and record a notice on the property, stating that all or a portion of the property is located in a designated floodplain, and is subject to building and/or use restrictions. This information would be revealed to potential buyers during title search.

6.G.c Review and Update Flood Hazard Information

Continue to maintain flood hazard maps and other relevant floodplain data and revise or update this information as new information becomes available.

6.G.d Flood Damage Prevention Ordinance in Designated "Special Flood Hazard Areas"

Continue to implement and enforce the Flood Damage Prevention Ordinance as it pertains to designated "special flood hazard areas", as identified on the Federal Insurance Rate Maps. The Ordinance will be updated as new information becomes available.

6.G.e Flood Damage Prevention Outside Designated "Special Flood Hazard Areas"

Encourage owners of land and improvements within floodplains not identified on the Federal Insurance Rate Maps (FIRM), to develop the property to meet the requirements of the Flood Damage Prevention Ordinance and the Storm Drainage Master Plan and County Standards and Design Manual. Encouragement will be through public information and conditions attached to County issued entitlements.

6.G.f Dam Failure Evacuation Plan

Update the Tuolumne County Emergency Plan to accommodate evacuations due specifically to dam failure.

6.G.g Emergency Plans

Continue to coordinate all flood emergency plans with any emergency plans adopted by regional, state, or federal agencies which have regulatory authority over floodplains.

6.G.h Public Information

Continue to provide flood hazard information to the public. Information available includes flood zones, requirements of the Flood Damage Prevention Ordinance, and how to floodproof existing structures through relocation, or "dry" or "wet" floodproofing.

6.G.i **Maintain Stream Carrying Capacity**

Maintain stream carrying capacity by continuing to regulate new fill, grading, dredging, vegetative clearance for fire protection and other new development which may increase flood damage by increasing sedimentation in streams and watercourses, or by constricting water courses with structures for roads and driveways. Encourage owners of land and improvements within floodplains to maintain the stream carrying capacity by allowing thinning of dense vegetation, subject to approval of the Planning Department. Encouragement will be through public information and conditions attached to County issued entitlements.

6.G.j **Maintain Drainage Facilities**

Continue, when possible, to maintain culverts and drainage facilities along County maintained roads, and eliminate logjams and other obstructions from bridges.

6.G.k **Mitigate Impacts on Downstream Drainage Facilities**

Require new development to mitigate impacts on downstream drainage facilities. Measures necessary to mitigate identified impacts will be attached to development entitlements issued by the County.

Responsibility for Programs: Administration of the Implementation Programs listed in this section is the shared responsibility of the Planning Department, Department of Public Works and the County Office of Emergency Services with the Planning Department serving as the primary administrator.

Funding Sources: Administration of the Implementation Programs listed in this section will be funded through the County's General Fund.

Time Frame for Implementation: Implementation of the programs listed in this section related to inventory of existing flood hazards, notification of owners of property in flood hazard zones and updating of the Tuolumne County Emergency Plan will be completed in FY 97-98. All other programs are ongoing.

FIRE PROTECTION

Section 65302(g) of the California Government Code requires that each County General Plan contain a Safety Element for the protection of the community from any unreasonable risks associated with the effects of wildland and urban fires. The Safety Element must address evacuation routes, peakload water supply requirements, minimum road widths, and clearance around structures, as those items relate to identified fire hazards.

Tuolumne County contains a diverse mixture of fire environments, ranging from urban shopping centers, multi-family developments, and small-lot subdivisions to blue oak grasslands in the west County and timber stands in the Stanislaus National Forest, including the interface, where development and natural vegetation meet.

Fire protection services within the County are provided by several agencies, representing federal, state, and local jurisdictions, with the assistance of a multitude of the County's citizens serving as volunteer firefighters. Generally speaking, fire protection missions are broken into two categories; life and property fire protection and wildland fire protection.

The fire protection agencies within Tuolumne County provide all of the services traditionally associated with fire departments throughout the nation: structural and wildland fire protection, rescue services, and medical aid responses. Complicating fire protection in Tuolumne County is the fact that the County is situated in one of the most hazardous wildland fire environments in the world. Fire protection planning efforts within the County must recognize the need to provide traditional services in light of the extreme fire hazard present within the County.

Fire protection services within the County are continuing to grow and change as the population base within the County changes. In order to provide adequate levels of fire suppression services within the County, it may become necessary to consolidate current agencies that provide fire suppression services into one or more agencies which can accommodate the growing and changing fire suppression needs within the County.

A functionally integrated fire protection system, involving federal, state, and local government resources, is the most cost effective method of delivering high quality fire protection where life, property, and valuable natural resources are at risk. Such a system would allow coordination of fire prevention, protection, and suppression strategies; insuring that both fire starts and the losses associated with fire are minimized.

The Fire Protection Section of the Safety Element insures that impacts on fire protection services resulting from County development will be addressed through the land use planning process. Programs are included which require that fire protection measures be incorporated into new development. Additional programs will provide for the orderly growth of fire protection services as the County population increases.

GOAL 6.H **Provide structural fire protection to persons and property within Tuolumne County consistent with the needs dictated by the level of development and in accordance with current federal, state, and local fire protection agency regulations and policies.**

Policies

- 6.H.1 Improve the County circulation system as necessary to minimize delay of emergency vehicle response and evacuation due to traffic congestion.
- 6.H.2 Maintain adopted levels of fire protection service.
- 6.H.3 Require that new development be consistent with State and County regulations and policies regarding fire protection.

- 6.H.4 Determine that new development does not adversely impact fire protection services provided by fire protection districts within Tuolumne County.

Implementation Programs

6.H.a Cooperation Between LTC and TCFD

Encourage cooperation between the Tuolumne County Local Transportation Commission and the Tuolumne County Fire Department regarding transportation issues prior to each revision of the Regional Transportation Plan. Fire Department comments regarding emergency response corridors and needed improvements should be considered when revising the list of Circulation Improvement Projects.

6.H.b Minimize Response Times

Coordinate the review of plans for new County-maintained roads and improvements to existing County-maintained roads with the Tuolumne County Fire Department in order to minimize emergency equipment response times.

6.H.c Apply Contemporary Standards to New Development

Forward applications for new development to the Tuolumne County Fire Department for evaluation and identification of necessary fire protection measures for such development based upon contemporary fire prevention measures and protection standards.

6.H.d Determine Impacts to Fire Protection Services

Provide the fire protection agencies responsible for providing life and property, and wildland fire protection to a development site the opportunity to determine the impact proposed development would have on the existing fire protection services, and recommend measures to maintain the established level of service.

6.H.e Maintain Service Levels

Strive to maintain a service level based upon Insurance Services Office (ISO) ratings of not greater than 9 for areas without hydrants and not greater than 6 for areas with hydrants within the jurisdiction of the Tuolumne County Fire Department.

GOAL 6.I Provide protection to County residents and natural resources from the losses associated with wildland fire.

Policies

- 6.I.1 Consider the fire hazard severity rating and the risk of wildland fire when evaluating development applications in areas subject to wildland fire.
- 6.I.2 Reduce the exposure to risk from wildland fire to an acceptable level. High or extreme fire hazard areas may be developed only if they can be made safe by planning, construction, or other fire safety measures.
- 6.I.3 Require new development to have adequate fire protection and to include, where necessary, design and maintenance features that contribute to the protection of the County from the losses associated with wildland fire.

- 6.1.4 Determine that the fire hazard to adjacent property and improvements will not be increased as a result of new development.
- 6.1.5 Promote public awareness of wildland fire hazards present within the County, as well as proper fire prevention and protection practices.
- 6.1.6 Strive to maintain the California Department of Forestry and Fire Protection Columbia Air Attack Base at the Columbia Airport.

Implementation Programs

6.1.a Determine Significance of Fire Hazards

Utilize the publication "Fire Hazard Severity Classification System for California's Wildlands" (California Department of Forestry and Fire Protection, 1973), including revisions thereto, as a basis for determining the significance of fire hazards when reviewing development applications.

6.1.b Acceptable Development in Fire Hazard Areas

Recognize that new development, including urban or clustered development, is acceptable in moderate fire hazard areas, and may be acceptable in high hazard areas, provided that project design improves fire safety and includes integrated fire defense systems that can be constructed and maintained. Development of any kind in extreme fire hazard areas must demonstrate that project design would not increase the fire hazard in or adjacent to the development. Such developments may be required to provide and maintain additional off-site fire defense improvements.

6.1.c Fire Protection Standards for New Development

Require new development to mitigate wildland fire hazards in such a manner that it minimizes the chance of wildland fire originating outside the development from entering the development and minimizes the chance of fire originating within the development escaping to adjoining property.

6.1.d Incorporate Fire Safe Design into New Development

Require developers to incorporate fire protection improvements into project designs where determined necessary. Fuelbreaks, green belts, long-term comprehensive fuel management programs, access to developed water sources, strategic helispots, and perimeter road systems can all serve to reduce the fire hazard on project sites as well as adjacent property.

6.1.e Require Maintenance of Fuel Reduction Measures

Incorporate mechanisms into development entitlements where necessary to maintain fire protection measures, such as green belts, fuel breaks, or fuel reduction. Such mechanisms could include County Service Areas, Homeowners Associations, mitigation monitoring agreements, or other verifiable forms of assurance.

6.1.f Require New Development to Provide Safe Ingress and Egress

Require new development in areas subject to wildland fire to provide safe ingress and egress in accordance with Title 11 of the Tuolumne County Ordinance Code. Properly constructed roads can act as fuel breaks and fire operation lines, in addition to providing ingress and egress.

6.I.g Review of Development Applications by TCFD

Provide that land development applications which would permit structures in areas subject to wildland fire to be reviewed by the Tuolumne County Fire Department for identification of measures necessary to mitigate the fire hazard.

6.I.h Consult with U.S. Forest Service

Consult the U.S. Forest Service regarding applications for development on privately owned lands located adjacent to or within the boundary of the Stanislaus National Forest to obtain comments regarding the impact of the project on the Forest Service wildland fire protection mission.

6.I.i Seek Funding for Fire Prevention Programs

Actively seek funding to develop fire prevention public awareness and education programs.

6.I.j Retain the Columbia Air Attack Base

Work with the California Department of Forestry and Fire Protection to retain the Columbia Air Attack Base at Columbia Airport.

6.I.k Provide Airports to Facilitate Fire Suppression and Evacuation

Continue to make County airports available to facilitate fire suppression aircraft operations and emergency medical evacuation.

GOAL 6.J Establish and maintain a codified fire protection risk management strategy which requires new development within Tuolumne County to incorporate or supply fire protection infrastructure and improvements necessary so that such development does not exceed the capabilities of the County's fire protection resources.

Policies

6.J.1 Review County fire protection regulations to see that they provide for the protection of the public from structural and wildland fire.

6.J.2 Apply contemporary fire prevention and protection standards to new development.

6.J.3 Require fire prevention and protection measures to be built into new development projects.

6.J.4 Determine the impact proposed development will have on the provision of fire protection services, and maintain the established level of service.

6.J.5 Require that fire flow be provided for development of property designated Commercial, Industrial, Business Park, Mixed Use, Recreational, Low Density Residential, Medium Density Residential, and High Density Residential.

6.J.6 Require that new development be provided with access roads which allow for safe and efficient response by emergency apparatus and the safe evacuation of residents in the event of structural or wildland fire.

6.J.7 Require that residential development provide for defensible space of structures.

6.J.8 Require that street and structural identification are provided to assist in emergency response.

Implementation Programs

6.J.a Utilize Applicable Publications

Utilize the following documents as reference in formulating County standards and ordinances for fire protection measures:

- "Fire Hazard Severity Classification System for California's Wildlands" (California Department of Forestry and Fire Protection, 1973)
- California Public Resources Code, Section 4290
- National Fire Codes
- Uniform Fire Code Current Edition
- Uniform Building Code Current Edition
- "Insurance Services Organization Publication "Guide for the Determination of Fire Flow"
- Insurance Services Office Standards
- "Fire Safe Guides for Residential Development in California" (California Department of Forestry and Fire Protection, 1980, as amended)
- Strategic Fire and Resource Protection Planning

6.J.b Coordinate Ordinance Revisions with Tcfd

Include a review by Tuolumne County Fire Department prior to revising Titles 11, 15, and 16 of the Tuolumne County Ordinance Code in order to determine if the proposed revisions are consistent with Section 4290 of the California Public Resources Code and other applicable fire protection regulations. Such revisions shall be consistent with fire protection regulations in effect at the time of consideration by the Board of Supervisors.

6.J.c Revise the Tuolumne County Ordinance Code to Reflect Contemporary Fire Protection Measures

Revise the County's development standards as necessary to reflect contemporary fire prevention and protection practices and measures and to determine that needed fire protection infrastructure, including road networks and water systems, are installed and maintained.

6.J.d Adopt Development Criteria Based upon Fire Hazard Severity

Adopt criteria for new development in areas subject to wildland fire. These criteria should be based upon the fire hazard severity rating of the particular development site, and should identify options for reduction of the fire hazard which would be made conditions of development approval.

6.J.e Require Public Water to Be Available for Urban Development

Require that a public water system, having adequate fire flow, is available prior to development of land for which a zone change to an urban zoning district is approved. Public water need not be available on-site at the time of zoning, however, financial and other assurances must be provided to the County which will allow such improvements to be installed in a timely manner.

- 6.J.f Maintain Title 15 Consistent with the Uniform Building Code and the Uniform Fire Code
- Revise Title 15 of the Tuolumne County Ordinance Code as necessary to require new structures to incorporate all fire protection measures required by the current editions of the Uniform Building Code and the Uniform Fire Code, including Automatic Engineered Fire Sprinkler Systems and Automatic Electronic Fire Alarm Systems, referenced in NFPA 13 and 72, where necessary.
- 6.J.g Require Public Water for Urban Development
- Residential development, which results in parcels with an average density greater than one dwelling unit per two gross acres, and commercial development, except that on land designated Special Commercial (SC), shall be protected by a public water system equipped with approved County-standard fire hydrants capable of delivering the required fire flow for the development proposed.
- 6.J.h Require Fire Hydrant Water Systems to Meet Minimum Specifications
- Require new fire hydrant water system components to meet the minimum requirements of the California Public Utilities Commission and applicable County regulations.
- 6.J.i Determine Whether Height Regulations Reflect Services
- Review and, if appropriate, amend height regulations for structures, contained in the Tuolumne County Ordinance Code, so that they consistently reflect the ability of the fire protection agencies within the County to provide service.
- 6.J.j Provide Adequate Evacuation Routes
- Consider roadways designated as arterials in the circulation element as primary evacuation routes on a County-wide basis. Such routes provide the highest vehicle capacity and serve as the primary means of egress from the County.
- The routes designated as collector routes shall be considered secondary evacuation routes on a County-wide basis. These routes provide egress from local neighborhoods and communities.
- Require new development to be served by roads which provide safe emergency vehicle response and safe evacuation routes to the nearest arterial or collector route in the event of wildland fire emergency.
- 6.J.k Provide Vegetation Clearing Adjacent to Access Roads
- Revise and enforce County fire protection regulations such that new development in areas subject to wildland fire provides for clearing adjacent to access roads in order to reduce radiant heat received by vehicles on the roadway and thereby facilitate safe evacuation of residents and response by emergency vehicles in the event of wildland fire.
- 6.J.l Provide Defensible Space Around Structures
- Revise and enforce County fire protection regulations that require residential development to provide defensible space for structural fire protection consistent with Section 4290 of the California Public Resources Code.

6.J.m

Provide Street Signing and Structural Identification

Revise and enforce County fire protection regulations to require new development to provide street signing and structural identification necessary to allow prompt response during emergency situations.

6.J.n

Investigate Incentive Programs for Fire Prevention and Protection Measures

Investigate incentive programs between insurance providers, fire protection agencies, and property owners, whereby financial incentives can be obtained by property owners who implement fire prevention and protection measures through homeowner's insurance reductions or other programs. Such research can be accomplished through contact with legislative offices and the Office of the State Fire Marshal, and review of grant availability lists and fire service technical journals.

GOAL 6.K

Establish a system for the orderly expansion of fire protection services within Tuolumne County consistent with the needs dictated by County growth and development.

Policies

6.K.1

Establish service levels for areas of Tuolumne County within the jurisdiction of the Tuolumne County Fire Department based upon achieving desired Insurance Services Office ratings.

6.K.2

Construct new fire protection facilities as needed within the jurisdiction of the Tuolumne County Fire Department in order to maintain the adopted service levels.

Implementation Programs

6.K.a

Establish Baseline Service Level Zones

Consider adoption of an Ordinance establishing Baseline Service Level Zones for all areas within the jurisdiction of the Tuolumne County Fire Department in order to provide for rapid response of emergency vehicles for fire protection, rescue, and emergency medical services.

Baseline Service Levels should be defined using the criteria established by the Insurance Services Office (ISO) and should be based upon achieving desired ISO ratings.

Baseline Service Levels should define the level of fire protection required for new development based upon zoning and type of land use. Service levels should include requirements for the following:

1. Fire station proximity and capability
2. Fire station staffing levels
3. Fire engine pumping capacity and other capabilities
4. Water distribution system
5. Hydrant placement and type
6. Road systems

Each Zone should have defined development thresholds for provision of needed fire protection facilities and may include provisions for payment of fees by new development prior to achieving the threshold for a particular Zone.

6.K.b Sites for New Fire Protection Facilities

Identify appropriate areas for construction of new fire protection facilities within the service area of the Tuolumne County Fire Department necessary to provide structural fire protection to the residents of Tuolumne County. Coordinate facilities planning with local fire protection districts.

6.K.c Provide Fire Protection Facilities, Staffing and Equipment as Required

Construct new fire protection facilities and equip new and existing facilities in areas of the County under the jurisdiction of the Tuolumne County Fire Department where deemed necessary. Criteria for providing new fire protection facilities shall be based upon the Baseline Service Levels adopted by the County. Provision of facilities, staffing, equipment and supplies shall be consistent with the standards adopted for the respective Baseline Service Level Zone.

GOAL 6.L Establish reliable sources of funding for fire protection services in Tuolumne County in order to maintain the services at an acceptable level.

Policies

6.L.1 Establish revenue sources to provide a stable, adequate level of funding for the Tuolumne County Fire Department.

6.L.2 Improve fire safety and offset the need for increased fire department staffing and equipment by requiring installation of built-in fire suppression equipment and fire protection measures in new development.

Implementation Programs

6.L.a County Services Impact Mitigation Fee

Review the County Services Impact Mitigation Fees on a regular basis to evaluate the adequacy of the fire protection component.

6.L.b Need to Continue Stabilization Plan Funding

Determine the need for County residents to continue paying the present Stabilization Plan parcel fee in order to provide a stable, adequate source of funding for the Tuolumne County Fire Department beyond fiscal year 1998-99.

6.L.c Options for Fire Protection Funding

Investigate all options available for funding of fire protection facilities, equipment and services.

6.L.d Built-in Fire Suppression Equipment in New Development

Enforce the provisions found in Title 15 of the Tuolumne County Ordinance Code for built-in fire suppression equipment in all new development in order to improve fire safety and offset the need for increased fire department staffing and equipment. The fire suppression requirements are found in sources such as Title 15 of the Tuolumne County Ordinance Code, and the Uniform Fire Code.

GOAL 6.M Coordinate fire protection planning within Tuolumne County to include all affected fire protection agencies.

Policies

- 6.M.1 Actively involve fire protection agencies within Tuolumne County in land use planning decisions.
- 6.M.2 Encourage all fire protection agencies (federal, state, and local) within the County to maintain communication with each other and with the County Planning Department to promote an integrated approach to fire protection planning.
- 6.M.3 Integrate County policies and land use designations with the strategies of the fire protection agencies within the County to provide adequate service to existing, as well as, future development.
- 6.M.4 Actively support efforts to maintain and improve federal and state fire service capabilities.
- 6.M.5 Coordinate fire prevention programs with the California Department of Forestry and Fire Protection, the U.S. Forest Service, and local Fire Protection Districts in order to maximize the distribution of information to the public.
- 6.M.6 Support the Strategic Fire and Resource Protection Planning program within Tuolumne County.

Implementation Programs

- 6.M.a **Assess Fire Protection Effects of New Development**

Assess the effects of land development applications on fire protection capability during the review of applications. The assessment should incorporate comments from all affected fire protection agencies, not just those with jurisdiction over the project site because wildland fire originating on the site could cross jurisdictional boundaries. Appropriate measures should be formulated and implemented to reduce the safety concerns and fire hazards which could result from approval of the application. Recommendations should specify the source of funding for implementation and maintenance of identified fire protection measures.
- 6.M.b **Involve Fire Protection Districts When Amending Fire Protection Regulations**

Actively involve fire protection districts within the County when considering revisions to County fire protection regulations which may affect the districts.
- 6.M.c **Cooperate in Management of Wildland Fire Hazards**

Work cooperatively with the U.S. Forest Service, the California Department of Forestry and Fire Protection, and local fire protection districts to manage wildland fire hazards.
- 6.M.d **Support Efforts of Land Management Agencies to Reduce Wildland Fire Potential**

Support efforts of the California Department of Forestry and Fire Protection, the U.S. Forest Service, and other government land management agencies to secure adequate funding for their fire protection and fuel reduction programs, and support their efforts to reduce the wildland fire potential on lands under their jurisdiction within Tuolumne County.

6.M.e Cooperate with Fire Protection Agencies to Distribute Fire Prevention Information

Work with the U.S. Forest Service, California Department of Forestry and Fire Protection, and fire protection districts within the County to distribute information regarding the wildland fire hazard present within the County, recommended fire prevention practices, and required fire protection measures.

6.M.f Develop a Strategic Fire and Resource Protection Planning Program Within Tuolumne County

Assist the Strategic Fire and Resource Protection Planning program planners within the California Department of Forestry and Fire Protection to develop a program which is acceptable to all affected fire protection agencies within Tuolumne County.

Responsibility for Programs: Administration of the Implementation Programs listed in this section is the shared responsibility of the Tuolumne County Fire Department, Planning Department, Board of Supervisors and Department of Building and Safety with the Tuolumne County Fire Department serving as the primary administrator.

Funding Sources: Administration of the Implementation Programs in this section will be funded through the County General Fund, Tuolumne County Fire Department budget and land development application fees.

Time Frame for Implementation: Implementation of the programs listed in this section related to amendments to the County's development regulations will be completed by FY 98-99. All other programs are ongoing.

CRIMINAL JUSTICE SYSTEM

The criminal justice system in Tuolumne County consists of the Sheriff's Department, the court system, the District Attorney's Office, the Probation Department, and the County jail. A deficiency in any portion of the system affects the entire criminal process.

Police protection is provided to the citizens of the unincorporated portion of Tuolumne County by the Tuolumne County Sheriff's Department. The duties of the Sheriff's Department include: patrol of the unincorporated areas of the County for the protection of citizens from criminal activity, respond to citizen requests for law enforcement, crime investigation, maintain jail facilities, provide Public Service Answering Point (911) services, provide coroner services, provide Civil Process and Bailiff support of the judicial system, maintain records of crimes and arrests, issue permits and licenses, coordinate search and rescue efforts, provide boat patrol services, implement the County Abandoned Vehicle Abatement Program, and provide emergency response and management services. The Sheriff's Department offices and the Tuolumne County jail are located in the City of Sonora.

Population increases in Tuolumne County have resulted in an increased need for public safety services, particularly in the field of law enforcement. In 1990, the Tuolumne County Sheriff's Department responded to 10,300 service events (a documented request for service through the Dispatch Center). In 1995, the Sheriff's Department received nearly 18,500 calls for service. As important as the increase in calls for service, has been the change in the severity of calls and cases. Domestic violence, murder, child abuse and molestation, continued drug use, and the appearance of youth gangs indicate that urban problems are present in the County. As the population of the County and, therefore, crime increases, all segments of the criminal justice system must keep pace to maintain the safety of County residents and visitors.

GOAL 6.N Protect and enhance the quality of life in Tuolumne County by providing a criminal justice system that offers peace of mind to the citizens of Tuolumne County that their lives and personal property will be protected from crime.

Policies

- 6.N.1 Establish revenue sources to provide a stable, adequate level of funding for the criminal justice system in Tuolumne County.
- 6.N.2 Establish a desired level of service for the criminal justice system within the unincorporated area of Tuolumne County and maintain this level.
- 6.N.3 Determine the impact proposed development would have on the criminal justice system in Tuolumne County, and assure that the established level of service is maintained.
- 6.N.4 Require that new development is designed so as to discourage criminal activity.
- 6.N.5 Continue to support a cost-effective, cooperative approach to criminal justice within the Stanislaus National Forest.

Implementation Programs

- 6.N.a Review of County Services Impact Mitigation Fee

Review the County Services Impact Mitigation Fee on a regular basis to determine if the criminal justice component remains adequate. The Fee needs to fund the initial cost recovery of necessary staffing increases and provide on-going revenues to support new positions and services provided by the County's criminal justice system, such as patrol,

investigation, supervision, administration, clerical, support, dispatch, coroner, crime laboratory, civil, prosecution, probation and jail services. The heads of each of the respective departments comprising the County's criminal justice system should be consulted as to an adequate level of funding.

6.N.b Level of Service for Tuolumne County's Criminal Justice System

Establish a definitive measure of what constitutes an adequate level of service for the criminal justice system in Tuolumne County. This comprehensive definition should identify all necessary services provided by the County's criminal justice system law enforcement, such as patrol, investigation, supervision, administration, clerical, support, dispatch, coroner, crime laboratory, prosecution, probation and jail services.

In the absence of this determination, the County should continue to maintain the existing level of service and upgrade it to meet the needs of the County's increasing population.

6.N.c Retain the Tuolumne County Law and Justice Center on the Capital Improvement Plan

Retain the Tuolumne County Law and Justice Center on the County's long-term Capital Improvement Plan for funding and construction unless otherwise recommended by a duly appointed Jail Needs Committee. The Law and Justice Center identified in the Justice System Space Needs Study conducted in 1992 would provide space for all courts, the District Attorney's Office, Sheriff's Department Administration, and a pre-sentence jail facility on a single site. This Law and Justice Center would minimize inmate transportation needs and would allow the present jail facility to provide space for sentenced inmates.

6.N.d Funding Scheme for the Tuolumne County Law and Justice Center

Develop a comprehensive plan for funding the Tuolumne County Law and Justice Center. Investigate all possible funding sources, including the County General Fund, parcel fees, bond measures, and mitigation fees from the State for expansion of the Sierra Conservation Center.

6.N.e Consider Law Enforcement Options for New and Expanded Urban Areas

Consider implementing law enforcement options as new urban areas develop and expand in order to increase patrol time and reduce response time to citizen requests for law enforcement services.

6.N.f Support and Expand Crime Prevention Programs

Support and expand crime prevention programs, such as the Sheriff's Department Community Services Unit, Neighborhood Watch program, and public education regarding youth gangs. Appoint a Citizen Advisory Committee to provide feedback to the Sheriff regarding law enforcement options and planning. Investigate options to provide an active schools resource officer to work on school campuses.

6.N.g Options for a Juvenile Correction Program for Tuolumne County

Investigate options for a long-range, cost-effective correctional program for juvenile offenders, which includes apprehension, detention and education.

6.N.h Include Criminal Justice Reimbursement in Future Annexations

Include provisions for reimbursement of criminal justice services in the terms of future annexation agreements between the City of Sonora and the County, to provide reimbursement to the County by the City for the expansion of services which it requires.

6.N.i Private Patrols and Security Personnel

Encourage the use of private patrols and security personnel in large residential and commercial developments to assist the Sheriff's Department in crime prevention.

6.N.j Involve the Sheriff in Review of Development Projects

Actively involve the Tuolumne County Sheriff's Department in the review of land development applications and incorporate law enforcement recommendations as conditions of land use entitlements.

Responsibility for Programs: Administration of the Implementation Programs listed in this section is the shared responsibility of the Board of Supervisors, County Administrative Officer, Sheriff's Department, District Attorney's Office, Courts, Probation Department and the Planning Department with the Sheriff's Department serving as the primary administrator.

Funding Sources: Administration of the Implementation Programs in this section will be funded primarily through the County's General Fund. Funding of a Tuolumne County Law and Justice Center would require additional revenue sources.

Time Frame for Implementation: Implementation of the programs listed in this section related to developing funding for the Law and Justice Center and studying juvenile correction options will be completed by FY 98-99. All other programs are ongoing.

EMERGENCY SERVICES

The Tuolumne County Office of Emergency Services (OES) is staffed by the County Administrator's Office. The local OES coordinates disaster preparedness, and training, and coordinates the response of County resources to disasters. The office maintains emergency response plans required by State and Federal regulations, as well as emergency plans for major developments and facilities located within Tuolumne County.

Chapter 2.40 of the Tuolumne County Ordinance Code addresses emergency services within Tuolumne County. The Chapter designates the Director of Emergency Services, the Assistant Director of Emergency Services, and the Emergency Services Coordinator for the County. The Chapter also establishes the Tuolumne County Operational Area Committee whose mission is to coordinate a multi-agency disaster response and recovery operation for the Tuolumne County Operational Area. Chapter 2.40 of the Ordinance Code was comprehensively revised in October 1995 to reflect new State and Federal guidelines.

The Tuolumne County Emergency Plan is currently being updated and is scheduled to go before the Board of Supervisors for approval July 1996. The Plan was most recently updated in May, 1983. In order to respond effectively to the needs of an increased County population, brought on by anticipated growth and development, in the event of an emergency, an updated, comprehensive emergency plan is essential.

Currently, emergency medical services are provided to the citizens and visitors of Tuolumne County by the Tuolumne County Ambulance Service, by private air ambulance services and by authorized first response providers. The Tuolumne County Fire Department and participating fire protection districts provide first responder medical aid in cases of emergency. The County ambulance system is operated by the Tuolumne County Human Services Agency. Air ambulance services are provided to the region by two hospitals located in Modesto.

The Tuolumne County Search and Rescue Team is a volunteer reserve component of the Sheriff's Department. The Search and Rescue Team performs over 90 missions per year and is one of the five most active search and rescue teams in the State. The Team has developed expertise in search management, search for lost persons, underwater rescue, swift water rescue, technical rescue, underground rescue, aircraft search, mounted search, medical assistance, helicopter rescue, and nordic search. The Search and Rescue Team receives minimal funding from the Sheriff's Department budget each year. However, the costs of maintaining, replacing, and upgrading equipment continue to escalate. The costs associated with training are anticipated to increase in the near future as well.

Two hospitals provide medical care to the citizens of Tuolumne County. Sonora Community Hospital is a private facility, owned and operated by Adventist Health West. Tuolumne General Hospital, also located in Sonora, is owned and operated by Tuolumne County.

GOAL 6.O Plan so that Tuolumne County can effectively prepare for, respond to, and recover from the effects of natural disaster or other emergency.

Policies

- 6.O.1 Maintain an effective Tuolumne County Emergency Plan to direct the response to a natural disaster or technological emergency.
- 6.O.2 Continue to encourage interagency cooperation in responding to and in recovering from an emergency situation.
- 6.O.3 Train emergency personnel in their responsibilities when the County responds to a natural disaster or technological emergency.

- 6.O.4 Assist property owners in their efforts to access assistance so they can rebuild structures damaged in a natural disaster or other emergency.

Implementation Programs

- 6.O.a Periodically Revise Tuolumne County Ordinance Code, Chapter 2.40

Periodically revise Chapter 2.40 of the Tuolumne County Ordinance Code, Emergency Services, to consider consistency with State and Federal laws and regulations, current emergency response organization, and identify composition of the Tuolumne County Emergency Services Council.

- 6.O.b Maintain an Effective Tuolumne County Emergency Plan

Maintain an effective Tuolumne County Emergency Plan. The Plan is consistent with the provisions of Articles 1-8 of Division 2 of Title 19 of the California Code of Regulations regarding the Standardized Emergency Management System (SEMS). The Plan incorporates existing emergency plans where appropriate and evaluate the need for an emergency operations center. The Plan should be updated as necessary, and at least every five years, in order to incorporate changes in governmental regulations and operational practices.

- 6.O.c Train County Personnel in Their Responsibilities During an Emergency

Train County personnel in their responsibilities in the event of a natural disaster or technological emergency pursuant to the Standardized Emergency Management System (SEMS) and the Tuolumne County Emergency Plan.

- 6.O.d Conduct Training Exercises for Emergency Preparedness

Conduct training exercises on a regular and ongoing basis to establish and maintain an adequate level of emergency response preparedness. Training should involve all agencies anticipated to respond in emergency situations.

- 6.O.e Funding for Continued Training

Actively pursue funding for continued emergency response training.

- 6.O.f Adopt a "Recovery and Reconstruction Ordinance"

Adopt a "Recovery and Reconstruction Ordinance" for implementation following natural disasters. The ordinance should be designed to provide for streamlined processing of permits required for reconstruction of destroyed or damaged structures, while requiring attention to safety improvements necessary to prevent, or reduce the likelihood of, a reoccurrence of such damage.

- GOAL 6.P Protect and enhance the quality of life by continuing to provide the highest quality, cost-effective emergency services to the citizens of, and visitors to, Tuolumne County.**

Policies

- 6.P.1 Modify emergency medical services to maintain an acceptable level of service as the County population increases.

- 6.P.2 Provide state-of-the-art equipment, if economically feasible, to emergency rescue units in order to provide the highest quality, cost-effective emergency medical service.

Implementation Programs

6.P.a Provide Necessary First Responder Medical Equipment

Provide participating first responder medical aid units with the equipment necessary to efficiently and safely provide emergency first aid, along with the training programs necessary for the safe and effective use of the equipment.

6.P.b Provide Ambulance Service

Strive to provide ambulance service within the County in a manner that maintains an acceptable level of service to the public in a cost-efficient manner.

GOAL 6.Q Identify funding sources to allow emergency response programs to expand as the County population increases.

Policies

- 6.Q.1 Identify funding sources to provide acceptable levels of emergency services as the County population increases.

Implementation Programs

6.Q.a Funding for Emergency Services Training and Equipment

Continue to seek Federal, State and private funding for emergency services training and equipment.

6.Q.b Recover Costs for Emergency Services

Continue to attempt to recover costs associated with Search and Rescue missions and ambulance services.

Responsibility for Programs: Administration of the Implementation Programs listed in this section are the shared responsibility of the County Administrator's Office, Sheriff's Department and the Human Resources Agency with the County Administrator's Office serving as the primary administrator.

Funding Sources: Administration of the Implementation Programs identified in this section will be funded through the County's General Fund, the Health Fund and the Ambulance Enterprise Fund. Additional training of and equipment for emergency services would require supplemental funding from other Federal, State or private sources.

Time Frame for Implementation: Implementation of the programs listed in this section related to revision of the Emergency Services section of the Ordinance Code and adoption of a "Recovery and Reconstruction Ordinance" will be completed by FY 97-98. All other programs are ongoing.

HAZARDOUS MATERIALS AND WASTE

Pursuant to Section 25135 et sequitur of the California Health and Safety Code, Tuolumne County has prepared a Comprehensive Hazardous Waste Management Plan. The Plan was certified by the Tuolumne County Board of Supervisors on January 31, 1989.

The Tuolumne County Comprehensive Hazardous Waste Management Plan identifies the users of hazardous materials and the hazardous waste producers within the County and the flow of wastes produced. The Plan identifies methods of handling hazardous wastes both on and off site. The Plan further establishes criteria to insure that safe, effective, and economical facilities for the management of hazardous wastes will be available when they are needed, and that these facilities are of the type, and are operated in a manner, which protects public health and the environment.

Household hazardous waste results from products purchased by the general public for household use which may pose a hazard to human health or the environment. Section 41510 of the California Public Resources Code requires each County to adopt a Household Hazardous Waste Element (HHWE) for inclusion into the County Integrated Waste Management Plan which identifies a program for the safe collection, recycling, treatment and disposal of household hazardous waste.

On February 11, 1992, the Tuolumne County Board of Supervisors adopted the Multi-jurisdictional Household Hazardous Waste Element for the unincorporated area of Tuolumne County. The Sonora City Council did the same for the City of Sonora. The goals of the HHWE are to reduce the amount of household hazardous waste generated within Tuolumne County through reuse and recycling, divert household hazardous waste from landfills, promote alternatives to toxic household products, and educate the public regarding household hazardous waste management.

GOAL 6.R Minimize the risk of loss of life, injury, illness, property damage and alteration of established land use patterns resulting from the use, transport, treatment, and disposal of hazardous materials and hazardous wastes.

Policies

- 6.R.1 Verify that the use, storage, transport, treatment and disposal of hazardous materials and wastes within Tuolumne County complies with Federal, State, and local regulations and safety standards.
- 6.R.2 Protect schools from the risks associated with facilities involved in the handling of hazardous materials or disposal of hazardous waste.
- 6.R.3 Require that industrial plants, mining operations and other facilities which handle or use hazardous materials or waste be constructed and operated in compliance with current standards for safety and environmental protection.
- 6.R.4 Segregate household hazardous waste generated within Tuolumne County from the municipal waste stream for proper disposal.

Implementation Programs

- 6.R.a Compliance with the Comprehensive Hazardous Waste Management Plan

Review development applications for projects that would manufacture, process, or dispose of hazardous materials or waste for compliance with the Tuolumne County Comprehensive Hazardous Waste Management Plan.

6.R.b Review of Development Applications

Provide for the review of applications for discretionary entitlements for projects which would utilize hazardous materials or generate hazardous wastes by the Tuolumne County Environmental Health Division and the Tuolumne County Fire Department for compliance with the latest adopted regulations for safety and environmental protection.

6.R.c Develop Household Hazardous Waste Collection Facilities

Develop household hazardous waste collection facilities at County transfer stations to facilitate removal of these substances from the municipal waste stream.

6.R.d Support Material Recovery Facility

Support the continued operation of a Material Recovery Facility (MRF), which has the capability of segregating hazardous waste from the County's municipal waste stream.

6.R.e Implement the Multi-jurisdictional Household Hazardous Waste Element

Continue to implement the programs adopted in the Multi-jurisdictional Household Hazardous Waste Element designed to reduce the amount of household hazardous waste (HHW) generated within Tuolumne County, including: periodic drop-off days for all HHW, on-going drop-off program for recyclable HHW, public education regarding HHW reduction, and monitoring the success of these selected programs.

Responsibility for Programs: Administration of the Implementation Programs in this section is the shared responsibility of the Department of Public Works, Planning Department and Environmental Health Division.

Funding Sources: Administration of the Implementation Programs in this section will be funded through the County's General Fund, Solid Waste Disposal Fees, and land development application fees. Implementation of some of the programs in the HHWE is dependent upon securing State grants.

Time Frame for Implementation: Implementation of the programs in this section is ongoing.

CHAPTER 7: PUBLIC FACILITIES AND SERVICES

INTRODUCTION

According to Section 65303 of the Government Code, in addition to the seven elements mandated to be included in a General Plan, local governments may adopt "any other elements or address any other subjects which, in the judgement of the legislative body, relate to the physical development of the county or city". Of these optional elements, one that can be added is the public facilities element. This Public Facilities and Services Element is rather comprehensive, and addresses many of the facilities or services provided by the various local public agencies serving the citizens of Tuolumne County. This element does not focus on the services or facilities of regional, state, or federal agencies, except as they interact with local agencies.

Public facilities and services within Tuolumne County are provided by a multitude of agencies. In addition to the County, services are provided by school districts, fire districts, utility districts (water and sewer districts), parks and recreation districts, community service districts (multiple functions) and other single purpose districts.

The County of Tuolumne provides a wide range of services through various offices and departments. These range from law enforcement to libraries, and emergency services to elections. The following list is a sample of the array of public services provided by County government: Air Pollution Control District, Airports, Animal Control, Boat Patrol, Building and Safety, Sheriff, District Attorney, Child Support, Victim/Witness, Elections, University of California Cooperative Extension/Farm Advisor, Child Protective Services, Environmental Health, Public Health, Tuolumne General Hospital, Mental Health, Welfare, Courts, Library, Planning, Probation, Public Defender, Public Works, Recreation, Fire Department and Weights and Measures.

The purpose of this element is to address the public facilities and services necessary to support the current and future residents and visitors of Tuolumne County. The focus is on those services provided by the County of Tuolumne and other local agencies, and how the needs for those services relate to future growth. Several of the services provided by public agencies are addressed in other elements. For example, the Safety Element includes sections regarding fire protection, law enforcement, emergency services, and airports. The Circulation Element addresses transportation issues. This element is divided into the following sections: Education, Library Services, Public Water Supplies, Sewer Systems, and Other Public Services.

GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

EDUCATION

Tuolumne County offers a wide variety of educational opportunities. For the very young, preschools are available including cooperative parent nursery schools, Headstart, and Tinytots. For school aged children, a variety of private schools and home-schooling alternatives add to the public school systems. The University of California Cooperative Extension/Farm Advisor's office cooperates with Senior Youth Partnership in after school day care programs (PM Clubs) for children of working parents. Columbia College is open to adults of all ages, with a wide variety of class offerings including standard community college programs. Tuolumne County's citizens of any age can avail themselves of these educational opportunities.

The twelve school districts within Tuolumne County consist of two high school districts, nine elementary school districts, and one unified school district, which includes both elementary and high schools. Approximately

8,200 students attended the first day of classes for the 1995-96 school year at public schools within this County. The diagram on the following page shows the geographic distribution of the school districts in Tuolumne County.

Enrollments at private schools operating within Tuolumne County range in size from a single student up to 247 students. The two largest are the Mother Lode Christian School, located in Tuolumne, and the Sierra Waldorf School, located in the Rawhide Valley, near Jamestown. The small private schools, such as the ones with a single student, are home-schools. Since many home-schools are not registered as a private school, the actual number of students being taught at home or informally in small groups is unknown.

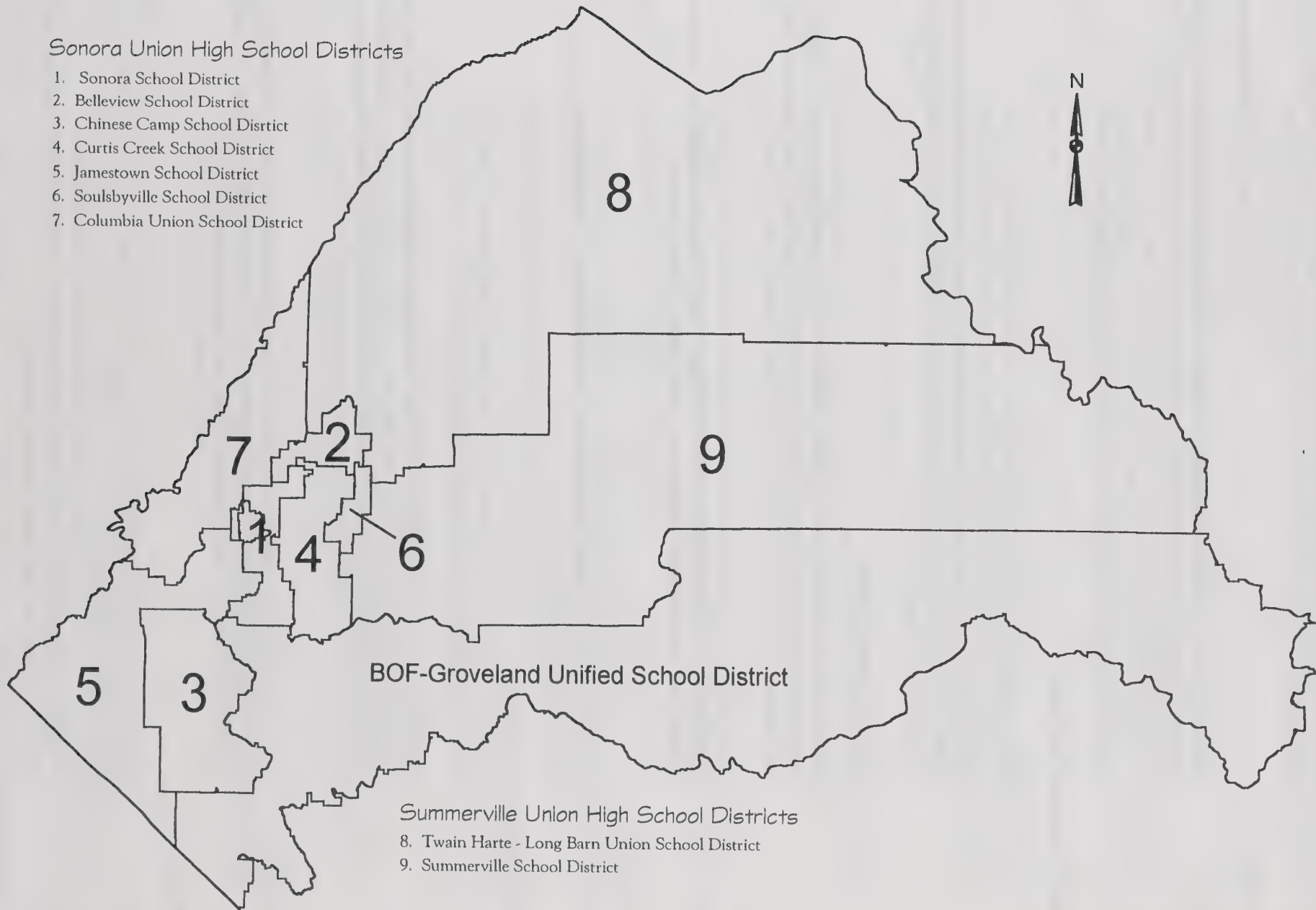
Financing school facilities and school site acquisitions is one of the most critical problems facing school districts in Tuolumne County. Due to financing problems, districts have been forced to overcrowd existing sites, increase class sizes and consider year-round school schedules.

The timely provision of school facilities is essential to creating a viable community. Residential development should, therefore, be tied to the provision of adequate school facilities.

FIGURE 7-1

Sonora Union High School Districts

1. Sonora School District
2. Belleview School District
3. Chinese Camp School District
4. Curtis Creek School District
5. Jamestown School District
6. Soulsbyville School District
7. Columbia Union School District



GOAL 7.A Promote a quality K-12 education in an uncrowded environment for all children of Tuolumne County.

Policies

- 7.A.1 Assist the County Schools Office and the school districts within Tuolumne County in their efforts to provide school services and facilities consistent with the level established by the respective school boards.
- 7.A.2 Allow the establishment and continued use of private or alternative schools.

Implementation Programs

- 7.A.a Assist County Schools
- Provide assistance to the County Superintendent of Schools Office and the school districts within Tuolumne County regarding school facilities planning, land use, growth trends, and potential school sites.
- 7.A.b Allow Alternative Schools
- Continue to allow establishment of private or alternative schools in a variety of zoning districts as conditional uses as long as the school can be found to be compatible with the surrounding neighborhood.

GOAL 7.B Support the school districts within Tuolumne County in their quest for adequate funding to provide school facilities for anticipated County growth.

Policies

- 7.B.1 Require new development to maintain the acceptable level of service established by the respective school districts.

Implementation Programs

- 7.B.a Review of Development Proposals by School Districts
- Consider, prior to approval, whether proposed residential development has been certified by the affected school district(s) that adequate school facilities meeting standards determined by the individual governing boards of the schools and state requirements will be available to meet the needs of future residents to the extent permitted by law.

GOAL 7.C Encourage school facilities planning and site acquisition to be coordinated between school districts and Tuolumne County in order to provide public schools that are physically and functionally integrated with their communities.

Policies

- 7.C.1 Encourage coordinated school facilities planning and site acquisition among school districts and the County of Tuolumne.
- 7.C.2 Encourage the provision of public schools that are physically and functionally integrated with their surrounding neighborhoods or service areas.

- 7.C.3 Encourage the use of schools as multi-purpose community facilities for uses such as after school care for young students and youth services in order to avoid duplication of facilities.

Implementation Programs

7.C.a Coordinate School Facilities Planning and Site Acquisition

Assist the various school districts within Tuolumne County to coordinate school facilities planning and site acquisition. Schools should be physically and functionally integrated with their respective community.

7.C.b Review of School Sites by Planning Commissions

Require review, by the jurisdictional Planning Commission, of potential school sites. The Planning Commission shall report on the conformity of the site with this General Plan, prior to acquisition by the school district, in accordance with California Government Code Section 65402 and Tuolumne County Resolution 330-76.

7.C.c Joint Use of School and Park Facilities

Encourage the joint use of school and park facilities to provide more efficient educational and recreational services and minimize the duplication of such facilities and services.

7.C.d Locate Schools in Areas with a Minimum of Incompatible Land Uses

Encourage schools to be located in areas with a minimum of incompatible land uses such as traffic hazards, airports, industrial complexes and repositories for hazardous waste.

7.C.e Integrate Schools with Alternative Transportation

Integrate schools into the system of alternative transportation corridors, such as bike lanes, and riding and hiking trails, so that as many students as possible can walk or bike to school.

7.C.f Link Schools to Adjacent Neighborhoods

Link schools to adjacent neighborhoods by sidewalks and bike paths to provide students safe access routes to school.

7.C.g Encourage Schools to Be Located in Residential Areas

Encourage schools to be located in residential areas to promote the use of school facilities as community centers, with their associated educational, cultural and recreational opportunities, and minimize transportation costs.

GOAL 7.D Support the availability of higher education programs and facilities offered by Columbia College and other post-secondary institutions in order to serve the needs of the residents of Tuolumne County.

Policies

- 7.D.1 Encourage the Yosemite Community College District to continue providing curriculum and services through Columbia College which serve the needs of the residents of Tuolumne County.

- 7.D.2 Support programs and/or facilities provided by other colleges or universities which may be offered or constructed within Tuolumne County.
- 7.D.3 Support the continuation of the Farm, 4-H, and Home Advisors programs to serve the research and educational needs of the residents of Tuolumne County.

Implementation Programs

- 7.D.a Continuing Education at Columbia College
- Encourage Columbia College to continue providing a wide range of post-secondary and continuing education programs for the citizens of Tuolumne County.
- 7.D.b Funding for the Yosemite Community College District
- Support the Yosemite Community College District or other colleges or universities in their pursuit of federal, state and private funding for facilities, equipment, special projects, transportation, technology, and educational programs that would enhance the quality of education offered at Columbia College or other institutions of higher learning.
- 7.D.c Support Job Training and Retraining
- Continue to support the efforts of the Economic Development Company of Tuolumne County, Mother Lode Job Training and Columbia College to provide training in job skills required by local employers and job retraining programs for displaced workers.
- 7.D.d Support New Programs or Facilities of Higher Learning
- Provide support or encouragement for new programs or establishment of new facilities which could be provided within Tuolumne County by colleges or universities.
- 7.D.e Support the California Cooperative Extension/Farm Advisors Programs
- Encourage the University of California Cooperative Extension to continue serving as the informal educational arm of the University of California, and support the Tuolumne County Farm Advisors, 4-H, and Home Advisors programs.

Responsibility for Programs: Administration of the Implementation Programs identified in this section is the shared responsibility of the Board of Supervisors, County Administration Office and the Planning Department, with the Planning Department serving as the primary administrator.

Funding Sources: Administration of the Implementation Programs identified in this section will be funded through the County's General Fund.

Time Frame for Implementation: Implementation of the programs listed in this Section are ongoing.

LIBRARY SERVICES

The Tuolumne County Library system provides a diverse array of library services to the residents of Tuolumne County. Based at the Main Library in Sonora, the County Library is able to support the information and educational needs of County residents through standard reference and circulating collections, as well as videos, periodicals and newspapers, interlibrary loans, and children's programs.

The purpose of the Library Services Section of this Element is to provide policy guidance for continuation of library services at an acceptable level for the public's use and edification, and identify funding sources to enable growth or expansion of library facilities.

GOAL 7.E Adopt an acceptable level of availability and variety of library services and maintain that level as new development occurs within Tuolumne County.

Policies

- 7.E.1 Consider establishing a minimum level of acceptable service for equipped and staffed library facilities.
- 7.E.2 Continue to maintain provisions for library expansion within the Capital Improvements Program (CIP).
- 7.E.3 Establish revenue sources to provide a stable, adequate level of funding for library services.

Implementation Programs

7.E.a Set Levels of Service

Establish a goal through the Capital Improvements Program (CIP) for levels of library services throughout Tuolumne County equivalent to 325 square feet of gross floor area of adequately equipped and staffed library facilities per 1,000 population, exclusive of the Sierra Conservation Center.

7.E.b Coordinate County and School Libraries

Consider coordinating County library functions with school facilities if shared facilities will result in improved library services to the public.

7.E.c Capital Improvement Program (CIP)

Maintain adequate considerations in the Five-Year Capital Improvement Program (CIP) for the expansion of library facilities and collections. The estimates for the expansion projects will be refined as long-range capital needs of the library system are more clearly defined.

7.E.d County Services Impact Mitigation Fee

Review the County Services Impact Mitigation Fee on a regular basis to evaluate the adequacy of the library services component. The fees should fund the cost recovery of necessary building additions or replacements, staffing increases, automation and additions to the collections. The librarian shall be consulted as to an adequate level of funding.

Responsibility for Programs: Administration of the Implementation Programs identified in this section is the shared responsibility of the Board of Supervisors, County Administration Office, County Library and the Planning Department, with the County Administration Office serving as the primary administrator.

Funding Sources: Administration of the Implementation Programs identified in this section will be funded through the County's General Fund.

Time Frame for Implementation: Implementation of the program listed in this Section related to the establishment of a level of service will be completed by FY 98-99; all other programs are ongoing.

PUBLIC WATER SUPPLIES

The public water system providing service to the most residents of Tuolumne County is operated by the Tuolumne Utilities District (TUD). Actually an agglomeration of numerous large and smaller systems under TUD ownership and operation, TUD provides water either directly or indirectly to most of the developed portions of Tuolumne County. Some of the systems absorbed into TUD were originally based on wells, and many of these have been incorporated into the overall system and the supply now includes surface water. Today, only 3% of TUD's customers receive water derived exclusively from wells. Most of TUD's supply wells are used to supplement the surface supply or provide back-up.

TUD provides potable water directly to over 9,000 customers. The treated potable water is primarily produced by their largest treatment plant, in Sonora. In addition, other large purchasers of treated water are in themselves water distribution systems. These include the Sonora Meadows Mutual Water Company serving 368 customers, a small company in Jamestown, and an assortment of mobilehome parks and multiple family housing complexes.

TUD also sells raw water from the ditch supply to over 600 customers. These customers include community water systems, such as in Twain Harte, which treat, store, and distribute the potable water to their customers. The largest, Tuolumne County Water District #1 in Twain Harte, serves 1450 customers. Other smaller water systems purchase raw water for distribution to limited areas; these were often established when subdivisions were created in relatively remote areas.

Individuals are also included in those 600 customers. Some people continue to draw raw water from the ditch and use the water for household purposes, usually after some form of filtration or treatment. TUD no longer allows new ditch connections for individual residences, and the County Environmental Health Division does not approve individual ditch connections for new residential construction projects. The majority of water withdrawn by individuals, and most of the water left at the termination of the various ditches, is used for agricultural purposes.

For the southern portion of Tuolumne County, the Groveland Community Services District (GCSD) provides potable water to the Groveland and Big Oak Flat areas. The water is withdrawn from the Hetch Hetchy Mountain Tunnel, under a long-term contract with the City and County of San Francisco. The raw water is treated and distributed to approximately 2800 meters. The present contract has no limit on water quantities until the year 2020, and does allow limited expansion of the present GCSD boundary. The Lake Don Pedro Community Services District provides water service to the residents of the Lake Don Pedro Subdivision. Currently, their water supply is drawn from Lake McClure under an agreement with the Merced Irrigation District. Because the Lake Don Pedro Subdivision and Community Services District include property in both Tuolumne and Mariposa County, only about 1/3, or 394, of the metered lots are within Tuolumne County.

The Tuolumne County Environmental Health Division (EHD) tracks over 130 additional water systems. These range from small systems treating and distributing ditch water, to subdivisions with independent systems based on wells, to US Forest Service campgrounds. Approximately one-half of the small systems are wells used to provide potable water for commercial establishments like restaurants, motels, bars, and the Dodge Ridge Ski Resort. Modern state regulatory laws, enforced locally by EHD, require regular and extensive testing for all of these systems.

As the primary non-public sources of water supply, wells continue to be drilled and employed for much of the County's development, particularly for rural residential development in outlying areas. Due to weather fluctuations and the nature of fractured rock aquifers, wells can prove unreliable during drought periods and difficult to establish in some parts of the County. In addition to nearly dry zones, sometimes the hydraulic connectivity between areas is too great. In other words, water can pass too quickly between the surface or a leach field and a nearby well when the fracture zone provides too great a link or there are dissolved cavities in a limestone area. The potential for polluted wells requires that adequate sanitary setbacks be maintained between wastewater discharge points, like septic systems, and wells.

Future

The Groveland Community Services District (GCSD) has a long-term contract, relatively reliable supply, and the ability to supply service to its communities. The Tuolumne Utilities District has recognized the limitations of water supply and the conglomeration of smaller systems that makes up its assets. A Water Master Plan is in progress, and the Planning Department has been working with TUD and their consultants on this project. Future water demands are being based on estimates using land use data generated by the County Geographic Information System (GIS). As the Water Master Plan is completed, GIS mapping and data will be made available for County use.

In addition to the surface water supply historically allotted for use within the County from Lyon's Reservoir, Tuolumne County has a commitment of up to 9,000 acre-feet per year of water from the New Melones Project. A pump has been installed and a pipeline has been constructed to extract up to 5,000 acre-feet per year and contribute it to the ditch system in Columbia. The remaining 4,000 acre-feet per year could be available from the New Melones Dam for other County users. TUD continues to consider additional sources of water, including increasing the capacity of Lyon's Reservoir.

Purpose

Since the County is not directly responsible for meeting the water supply needs of its residents, the General Plan cannot dictate the means or conditions of improving and adding water supply infrastructure. Therefore, the purpose of the Public Water Supplies portion of this Element is to provide general direction for establishing and maintaining safe water supplies during further development of the County, and to define the relationship between land use development patterns described on the General Plan land use diagrams and water distribution facilities.

GOAL 7.F Promote coordination between Tuolumne County and water supply purveyors.

Policies

- 7.F.1 Strive to maintain a mutually beneficial relationship with water supply purveyors.
- 7.F.2 Establish and update a database of all the service areas of the water supply systems in the County to facilitate coordination with land use planning.

Implementation Programs

- 7.F.a Data for Water Master Planning
 - Provide land use data from the General Plan, proposals being considered for updating the land use diagrams of the General Plan, and other relevant maps and data to water purveyors to be used in preparing their water master plans.
- 7.F.b Review Water Master Plans
 - Review and consider land use implications of water master plans prepared for any of the water supply purveyors in the County. Water master plans examine the projected water needs, and outline the necessary repairs, replacements, and additions to the water distribution infrastructure.
- 7.F.c Coordinate Project Review
 - Provide descriptions of proposed land development projects that may require water service or in some way affect the ability of the water purveyor to provide service, to all affected water

districts or water supply companies. Comments or requirements returned by the water purveyor shall be considered prior to approval of the project.

7.F.d Maintain and Review Comprehensive Water Service Database

Establish and maintain a water service database on the County Geographic Information System (GIS) which shows the boundaries of each water district, the service areas, and any available master planning maps showing future infrastructure. The database shall be used for review of proposed land use changes or development projects.

GOAL 7.G Establish standards for water service for new development and protect the quality and quantity of existing supplies of ground and surface water.

Policies

7.G.1 Require new commercial development to be served by public water systems, except for development in areas designated as Special Commercial on the General Plan land use diagrams where public water is not reasonably available.

7.G.2 Require Urban Residential Development to Be Served by a Public Water System

7.G.3 Encourage new industrial development to be sited in areas that are served by a public water system.

Implementation Programs

7.G.a Require Public Water Service for Urban or Commercial Development

Require new commercial development in areas designated as Neighborhood Commercial or General Commercial on the General Plan land use diagrams and urban residential development (densities greater than one dwelling unit per two acres) to be served by a public water distribution system. Prior to approval of any discretionary entitlement for such development, a public water distribution system must have indicated that service is available and it has a reliable source of water to serve their existing and future customer's foreseeable needs. Prior to occupancy of the development, the service must be in place.

7.G.b Create Special Commercial Designation

Create a new General Plan Land Use Designation called Special Commercial to be used on property suitable for commercial development of a neighborhood, rural or tourist-oriented nature but lacking service from a public water system. Development of a commercial nature on land designated SC is permitted without having service from a public water system, but only where public water service is not reasonably available and after issuance of a Conditional Use Permit, Site Development Permit, Site Review Permit, or Development Agreement.

7.G.c Identify Areas for Industrial Development

Encourage new industrial development in specifically defined geographic areas which have the capability of being served by a public water system, or a private system when it can be reasonably demonstrated that the development will not cause an adverse public health problem.

GOAL 7.H Plan new development and water supply infrastructure in a coordinated fashion.

Policies

- 7.H.1 Encourage the logical extension of public water services infrastructure during review of new land development projects
- 7.H.2 Ascertain that the water system servicing a new development has an adequate supply and distribution system to meet present and future needs.

Implementation Programs

- 7.H.a Determine Long-range Needs
- Investigate the long-range needs for water system infrastructure approximate to proposed development to determine proper design and sizing of water distribution lines, storage tanks, and other aspects of the water system infrastructure both on and off the site of the development. The analysis shall consider the logical extension of water distribution systems to adjoining or approximate properties where continued development can be foreseen.
- 7.H.b Ascertain Adequate Supply
- Consider whether the water system proposed to serve a new development has a reliable source of water, sized to serve their existing and future customer's foreseeable demands. Projects shall only be approved where the water supply system has a reliable source of water capable of meeting present and future demands.

GOAL 7.I Encourage consolidation of existing small water systems and discourage the creation of new ones.

Policies

- 7.I.1 Advocate the consolidation of water purveyors in the County to facilitate improvements to the infrastructure and consistency of water quality of the systems.
- 7.I.2 Consider the undesirability of proliferation of small water purveyors during the development review process.
- 7.I.3 Discourage additional water purveyors in the county, particularly stemming from new development.
- 7.I.4 Discourage creating new discontinuous water systems operated by existing water purveyors. Discontinuous water systems are those that serve geographically separate areas with no direct infrastructure connections.

Implementation Programs

- 7.I.a Define Limits of Water Service
- Support the master planning of water purveyance systems that define the geographic limits of their service areas. New development shall not be approved that is proposed to be served by a public water purveyance system that does not include the project area within the defined geographic limits of service.

7.1.b Support Consolidation of Smaller Systems

Assist and support actions by larger water purveyors and special districts to incorporate and maintain existing smaller systems and isolated privately or mutually-owned water supply systems.

7.1.c Discourage Development from Relying on New or Discontiguous Public Water Systems

Require residential development projects that are proposed to be served by a public water system to be served by an existing water purveyor that is either a district, or water company that is privately-owned, or a mutually-owned system. The new or expanded water service from a privately-owned or mutual water company must be geographically approximate to the existing system and have a direct infrastructure link between the existing and new system. This requirement is not intended to apply to isolated commercial or industrial developments which are served by water systems which are transient-noncommunity or nontransient-noncommunity water systems.

7.1.d Discourage Additional Discontiguous Public Water Systems

Require amendments to the General Plan land use diagrams to add new areas designated for urban residential or commercial development, with the exception of new areas designated for Special Commercial (SC), be approved only with assurance that the area can be served by public water from either a district, or from an existing privately-owned or mutually-owned water company. The public water service from an existing privately-owned or mutually-owned water company is only acceptable if it would not create discontiguous service systems. Discontiguous service systems are those operated by the same company but are geographically separated and not related by a shared infrastructure. Discontiguous service systems can be provided by water districts.

Responsibility for Programs: Administration of the Implementation Programs identified in this section is the shared responsibility of the Board of Supervisors, Environmental Health Division and the Planning Department, with the Planning Department serving as the primary administrator.

Funding Sources: Administration of the Implementation Programs identified in this section will be funded through the County's General Fund and Health Fund.

Time Frame for Implementation: Implementation of the program listed in this Section are ongoing.

SEWER SYSTEMS

Historical problems with sewage disposal prompted the creation of districts whose purposes included the collection and disposal of sewage. By 1950, the larger districts included Tuolumne County Water District #1 (Twain Harte), Tuolumne County Water District #2 (later known as Tuolumne Regional Water District, and now Tuolumne Utilities District), Tuolumne City Sanitary District, and the Jamestown Sanitary District. These districts continue to provide the primary public sewage disposal services to the portion of the County lying north of the Tuolumne River.

In the Groveland-Big Oak Flat area of the County, the Groveland Community Services District (GCSD) provides sewage service to those communities and a portion of the Pine Mountain Lake Subdivision.

There are other small sewage disposal systems at various places in the County. Many of these operate without problems, but others suffer from poor design or increased use. Regulation of sewage disposal in the County is split between the State and County. All above-ground systems are regulated by the State Regional Water Control Board (RWQCB) in Sacramento, while the County Environmental Health Division regulates underground disposal using individual or common tank and leach-field systems.

Since the County is not directly responsible for providing sewage disposal for businesses and residents, the General Plan cannot dictate the means or conditions of improving or creating sewage disposal systems. The purpose of the Sewer Systems portion of this Element is to provide general direction for establishing and maintaining adequate systems for sewage disposal during further development of the County.

GOAL 7.J Promote the logical extension or expansion of sewer system infrastructure as development occurs in areas where the expansion of public sewer systems is feasible.

Policies

- 7.J.1 Encourage the installation of public sewage systems in existing communities which are experiencing repeated septic system failures.
- 7.J.2 Maintain septic system hazard maps and encourage new urban development is served by public sewer systems in areas where natural hazards are present.
- 7.J.3 Assist and cooperate in master planning sewer facilities and encourage the extension of additional public services through the installation of larger utility distribution lines and off-site improvements on new developments.

Implementation Programs

- 7.J.a Provide Data for Sewer Master Planning

Provide land use data from the General Plan, proposals being considered for updating the land use diagrams of the General Plan, and other relevant maps and data to districts who provide sewage disposal to be used in preparing their master plans. Data and maps showing areas noted as being hazardous for underground disposal or areas of known leach field failures, as well as relevant land use data, shall be shared.
- 7.J.b Review Sewer Master Plans

Review and consider land use implications of sewer master plans prepared for any of the sewer districts in the County.

7.J.c Coordinate Project Review

Provide descriptions of proposed land development projects that may require sewer service or in some way affect the ability of the sewer purveyor to provide service, to all affected utility districts or public sewer systems. Comments or requirements, which may include overdesigning some infrastructure to allow for logical extension, which are returned by the sewer provider shall be considered prior to approval of the project.

7.J.d Maintain a Comprehensive Sewage Disposal Database

Establish and maintain a sewer service database on the County Geographic Information System (GIS) which shows the boundaries of each sewer district, the service areas, and any available master planning maps showing future infrastructure extensions. An additional related database shall be established and maintained showing areas of known geological limitation for underground disposal, along with areas of a known history of septic system failure. The database shall be reviewed when considering a proposed land use development project.

7.J.e Support Sewage System Extensions to Correct Problems

Promote the logical extension of sewer lines and infrastructure to areas of existing development where there are known limitations or problems associated with on-site underground sewage disposal.

GOAL 7.K Maintain a healthy environment for the citizenry by setting standards for the types and methods of sewage disposal to be used by new development.

Policies

- 7.K.1 Establish standards for residential development that sets a minimum lot size that can be created without service by a public sewer system.
- 7.K.2 Stipulate that development shall be served by a public sewerage system where geological conditions exist which prevent the proper functioning of a septic system.
- 7.K.3 Encourage new industrial and commercial development in areas having the capability of being served by a public sewer system, or require evidence that there is a capability of functioning on a private system without any adverse public health impact.
- 7.K.4 Require development to take advantage of a public sewer system if it is reasonably available.

Implementation Programs

7.K.a Encourage Industrial or Commercial Development to Use Public Sewer

Consider whether areas proposed for designation as Neighborhood Commercial, General Commercial, Business Park, Mixed Use, Light Industrial or Heavy Industrial on the General Plan Land Use Maps can be served by a public sewer system. If public sewer service is available, it shall be used for commercial or industrial development. Public sewer service is considered "available" according to the definition located in Section 13.08.150 of the Tuolumne County Ordinance Code. Prior to approval of any discretionary entitlement for such development, a public sewer purveyor must have indicated that service is available, or an acceptable plan for sewage disposal through a private system must be approved by the Environmental Health Division. Prior to occupancy of the development, the service must

be in place.

7.K.b Require Public Sewer for Dense Residential Development

Allow residential development of a density greater or equal to three units per one net acre only in areas that can be served by a public sewer system.

7.K.c Consider Geological Limitations

Require that proposed development in areas of known or suspected geological limitations to underground sewage disposal either be served by a public sewer system, or successfully demonstrate that on-site underground sewage disposal can be accomplished with no lessening of quality to ground or surface waters.

7.K.d Use Public Sewer If Available

Require development that is proposed on a parcel within 300 feet of a public sewer system's primary pipeline to connect to that system for service in accordance with Chapter 13 of the Tuolumne County Ordinance Code. This includes all urban residential development, and commercial and industrial development. This does not apply when the public sewer system's treatment plant is at it's capacity level or the sewer purveyor indicates the connection is not feasible, or the project lies outside the defined service area established for a district.

Responsibility for Programs: Administration of the Implementation Programs identified in this section is the shared responsibility of the Board of Supervisors, Environmental Health Division and the Planning Department, with the Planning Department serving as the primary administrator.

Funding Sources: Administration of the Implementation Programs identified in this section will be funded through the County's General Fund and Health Fund.

Time Frame for Implementation: Implementation of the program listed in this Section are ongoing.

OTHER PUBLIC SERVICES

Besides the public service functions addressed in detail in the previous sections of this Element and other Elements of this General Plan, there are other public services provided by County government that should be considered. Some of the County functions are primarily administrative, like the County Administration Office, while others provide direct service to certain taxpayers who have need of a particular service, such as the District Attorney's Victim/Witness Division. The following is a list of other such offices, all of which provide public services: Air Pollution Control District, Animal Control, Building and Safety, District Attorney, Child Support, Victim/Witness, Elections, Farm Advisor, Child Protective Services, Environmental Health, Health, Tuolumne General Hospital, Mental Health, Welfare, Courts, Planning, Probation, Public Defender, Public Works, Recreation, Solid Waste, and Weights and Measures.

The purpose of this section of the Public Facilities and Services Element is to address the level of services of the various functions of County government to meet the future needs of the County.

GOAL 7.L Maintain County public service functions at an adequate level by identifying funding sources to allow public services to expand as the County population increases.

Policies

- 7.L.1 Continue to attempt to recover the actual costs of providing County public services by making the fees equal to the costs of providing the service.
- 7.L.2 Identify revenue sources to generate funding to provide acceptable levels of County public services as the County population increases.

Implementation Programs

- 7.L.a Recover Costs of Providing Services

Continue to establish fee schedules for applications, permits, and other entitlements or services in accordance with the actual or estimated costs of performing the requested function.
- 7.L.b County Services Impact Mitigation Fee

Review the County Services Impact Mitigation Fee on a regular basis to determine that all the service-providing functions of County government agencies have been considered and the various components remain adequate.

Responsibility for Programs: Administration of the Implementation Programs identified in this section is the shared responsibility of the Board of Supervisors, County Administration Office and other County Departments with the Planning Department serving as the primary administrator.

Funding Sources: Administration of the Implementation Programs identified in this section will be funded through the County's various funds.

Time Frame for Implementation: Implementation of the program listed in this Section are ongoing.

CHAPTER 8: RECREATION ELEMENT

INTRODUCTION

Parks provide a place for friendly social contact by providing a gathering place for families, co-workers, retired persons, parents with young children and many others. The health benefits of active recreation are well known. In addition, parks are a place for community gatherings that enhance civic pride while preserving green spaces which provide a visual contrast with more urbanized surroundings.

Within Tuolumne County are a myriad of recreational opportunities for the public provided by Yosemite National Park, Stanislaus National Forest, State parks, other State and Federal agencies, the City of Sonora, Don Pedro Recreation Agency, community based recreation and park districts and community services districts as well as the County of Tuolumne. Other recreational facilities are provided by private businesses and enterprises. The County recognizes the importance of providing recreational facilities and acknowledges that despite the variety of parks and facilities existing within the County today, there is a need to provide a policy framework to promote the continued expansion of these types of facilities to meet the demands of a growing population. The County's role in providing and promoting the provision of such facilities is focused on recreational opportunities of a regional nature, such as the Standard Park sports complex, in recognition of the recreational amenities provided on a community level by the existing recreation and park districts and community services districts. The County also has a responsibility to promote the provision of adequate park and recreation facilities in new communities and to serve the residents of new housing developments in existing communities.

Tuolumne County also recognizes that the provision of adequate, accessible recreational facilities is important to the social, psychological and physical well-being of its residents, provides economic opportunities for business and furthers the goals of other elements of the General Plan. Therefore, in recognition of the importance of recreation to the County's quality of life, Tuolumne County has provided the following goals, policies and programs to insure adequate recreational opportunities for its residents and visitors.

GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

GOAL 8A **Provide an adequate supply and equitable distribution of recreation facilities for residents based on existing and projected population and the results of community needs surveys.**

Policies

- 8.A.1 Acquire and develop 225 acres of recreation facilities to fulfill the County's projected unmet need based on a goal of 30 acres of recreational facilities per 1,000 residents and based on a projected Countywide population of 100,000± persons by the year 2020¹.
- 8.A.2 Update County population statistics and regularly solicit public input to provide adequate amounts and types of new recreational facilities.

¹ The total recreational need for the entire County in the year 2020 is estimated at 3000 acres. Public lands, subdivisions and existing facilities provide approximately 2,500 acres leaving a 500 acre unmet need. New golf courses will provide 100 acres and new subdivisions will provide nearly 150 acres reducing the unmet need to 250 acres. A 5% adjustment for wildlife mitigation areas used for wildlife viewing and nature study is included and reduces the unmet need from 250 acres to 225 acres.

- 8.A.3 Maintain the amount of acreage devoted to the County of Tuolumne's regional recreation facilities and provide for replacement of any such parkland that may be eliminated.

Implementation Programs

- 8.A.a Formulate a Recreation Master Plan

Formulate a Recreation Master Plan which describes the general location for regional recreation facilities, provides conceptual designs for future parks and recreational facilities, estimates costs of construction, identifies potential funding sources, identifies potential management agencies and provides the rationale establishing the need for recreational facilities in Tuolumne County.

- 8.A.b Calculating Existing and Needed Facilities

Establish a program for periodic review of the Recreation Master Plan, approximately every five years. The updates should consider and provide justification for the existing and needed acreage of recreational facilities and the acreages for developed facilities operated by the City of Sonora, Tuolumne County, recreation districts and community services districts, school facilities, commercial recreation facilities and developed acreages used for recreation within subdivisions.

- 8.A.c Acquire and Construct New Parks

Acquire land and construct approximately 190 acres of new parks according to the priorities established, the needs identified and within the general locations shown in the Recreation Master Plan.

- 8.A.d Construct Trails to Create a Regional Trail System

Construct a minimum of 35 miles² of trails for bicycle, pedestrian and, where feasible, equestrian use linking the County's major population centers with other local, state and federal recreational facilities, significant open space areas, libraries, schools, neighborhoods, public facilities and other destination points. Acquisition and construction shall be in accordance with the priorities established, the needs identified and within the general locations shown in the Tuolumne County Recreation Master Plan in coordination with the Tuolumne County Regional Transportation Plan Non-motorized Element (RTP) and General Plan Circulation Element.

- 8.A.e Update Inventory of Existing Facilities

Update the database of existing recreational facilities on the County's Geographic Information System (GIS) whenever new facilities are constructed. The database shall include, at a minimum, the location, acreage, and description for all new public and private recreational facilities.

2 The total recreational facility unmet need is projected to be 225 acres with 190+ acres of parks proposed. This leaves 35 acres of unmet need. Trail widths average 8 feet (4 feet on both sides of a roadway). Therefore, for one mile of trail (5,280 feet) there are 42,240+ square feet. Since 43,560 square feet is one acre, each mile of trail provides nearly one acre of recreational facility. Therefore, 35 miles of 8-foot-wide trails provides slightly less than 35 acres of recreational facilities. Because most proposed trails can be wider, but few are narrower, than 8 feet, the 35 acre goal should be met easily by providing 35 miles of trails.

8.A.f Update Community and Visitor Surveys

Distribute a recreational needs assessment survey inviting comment on the adequacy and level of use of existing facilities and need for new facilities to the local, state and federal agencies, local media, and interested stakeholders at least once every five years.

8.A.g Maintain Regional Recreational Facilities

Maintain the amount of acreage devoted to the County of Tuolumne's regional recreational facilities by establishing a program for replacing any regional parkland that may be eliminated in the future. Such a program should establish guidelines for selecting sites for relocation of the facilities, setting time frames for replacement and identify possible funding mechanisms for such relocation and replacement.

GOAL 8.B Cooperate with other public agencies and private enterprise to provide park and recreation facilities.

Policies

8.B.1 Develop shared-use facilities, where feasible, with the County's school districts and link school facilities, where feasible, into the County-wide trail system.

8.B.2 Locate new park facilities and trail routes on or adjacent to publicly owned property, where feasible, to minimize the cost of acquiring and maintaining new facilities and to avoid the potential conflicts associated with acquiring privately-owned property for public facilities.

8.B.3 Coordinate with and provide incentives to private industry and commercial businesses to help attain maximum use and minimum duplication in the cost of park and recreation facilities.

8.B.4 Cooperate with the City of Sonora, public schools, recreation and park districts, community services districts and other providers of recreational facilities to provide a coordinated approach for the acquisition, construction and maintenance of recreational facilities.

8.B.5 Encourage and support, in conjunction with local agencies, the development of facilities that are family oriented community centers designed to encourage family values and participation.

Implementation Programs

8.B.a Shared-Use Facilities with Schools

Promote the sharing of recreational facilities between the County and the public schools by coordinating with the schools in master planning new recreational facilities and exploring opportunities to share the costs of acquisition, construction, maintenance and administration of such facilities. Where feasible, link the recreational facilities provided by schools to those offered by the County and other agencies providing public recreational facilities through a regional trail system.

8.B.b Locate Facilities Adjacent to or on Public Lands

Target the acquisition of available public lands for the location of new parks and target public rights-of-way for locating new trails within the regional trail system using the Recreation Master Plan as a guide.

8.B.c Coordinate with Private Industry and Commercial Development

Prepare a land use map identifying parcels near existing or anticipated population centers which are properly zoned and have a high potential for supporting proposed new recreational facilities, such as a covered swimming pool or roller skating rink. This information will be made available to the Economic Development Company of Tuolumne County, Chamber of Commerce and other appropriate agencies for informing private industry of the County's support for these new facilities. The information should be included in subsequent updates of the Tuolumne County Recreation Master Plan and should be updated at least once every five years in conjunction with updates of the Master Plan.

8.B.d Coordination with Other Public Recreation Facilities Providers

Coordinate review of the Recreation Master Plan and Recreation Element of the General Plan and updates to those documents with the City of Sonora, public schools, recreation and park districts, community services districts and other providers of public recreation facilities to promote and facilitate coordination in the planning of new parks and recreational facilities within the County.

8.B.e Consider Establishing Recreation Advisory Committee

Consider establishing a committee of private and public members appointed by the Board of Supervisors to review needs and proposals that may impact recreation in the County, to make recommendations to the Board and its Planning Commissions and committees.

8.B.f Support Provision of Family Community Centers

Encourage and support the efforts of local agencies in developing community partnerships to create family community centers that encourage family values and participation. (Amador-Tuolumne Community Action Agency/BOSPC)

GOAL 8.C Further the goals of other General Plan elements in the acquisition and development of lands for recreational facilities and opportunities.

Policies

8.C.1 Identify existing public parks and recreational facilities on the land use diagrams of the General Plan to facilitate planning compatible land uses near these facilities, planning trails to link such facilities and identifying land for new parks and recreational facilities.

8.C.2 Designate trail locations for recreation purposes to link with and/or otherwise complement, where feasible, trail locations specified within the Non-Motorized element of the Tuolumne County Regional Transportation Plan (RTP) and General Plan Circulation Element.

8.C.3 Design parks and trails incorporating scenic resources and biological and water resource areas consistent with the goals and policies of the Tuolumne County Conservation and Open Space Element of the General Plan.

8.C.4 Address the needs of visitors and provide recreational opportunities which enhance business within the County's defined communities consistent with the goals and policies of the Economic Development Element of the General Plan.

Implementation Programs

8.C.a. Identify Recreation Facilities on General Plan Land Use Diagrams

Identify existing public parks and recreational facilities on the land use diagrams of the General Plan to facilitate planning compatible land uses near these facilities, planning trails to link such facilities and identifying locations for new parks and recreational facilities. This information will be utilized in formulating a Master Recreation Plan for regional recreational facilities to meet the needs of the County's population as it continues to grow.

8.C.b Coordination with the Regional Transportation Plan (RTP) and Circulation Element

Develop plans for recreational trails which target routes that link the County's major population centers with other local, state and federal recreational facilities, significant open areas, libraries, schools, neighborhoods, public facilities and other destination points for greatest consistency with trail routes identified in the Regional Transportation Plan (RTP) and Circulation Element. Grant applications for facilities under the RTP should be coordinated with grant applications for recreation trails. Updates of both the RTP's non-motorized element and the Recreation Master Plan should be coordinated for consistency.

8.C.c Consistency with the Conservation and Open Space Element

Review all revisions of the Master Plan prior to adoption for consistency with the Conservation and Open Space Element of the General Plan. In addition, design plans for all trails, especially those adjacent to creeks, shall require the input and review of the Tuolumne County Planning Department and the California Department of Fish and Game for consistency with the Conservation and Open Space Element.

8.C.d Provide and Promote Visitor Access to the Regional Trail System

Prepare a brochure indicating the location of existing trails and highlighting destination points along the trails for distribution along the trails and by the Tuolumne County Chamber of Commerce, Tuolumne County Visitor's Bureau and area lodging facilities.

8.C.e Promote Bicycle Rental Shops for Visitor Access to Regional Trail Systems

Amend the Tuolumne County zoning ordinance to include bicycle rental facilities as a permitted use within C (Commercial), C-K (Commercial Recreational), and K (Recreation) zones to facilitate and encourage use of the County's regional trail system.

GOAL 8.D Address the impacts of new development on the County's recreational facilities.

Policies

8.D.1 Address the location, amount of acreage for and design of new recreational facilities in conjunction with approvals for new communities and community plans.

8.D.2 Maintain and update, as necessary, the Tuolumne County Ordinance Code sections pertaining to land dedications and/or payment of in-lieu fees for new development's contribution to providing recreational facilities consistent with Government Code Section 66477 et seq.

Implementation Programs

8.D.a Recreational Needs in New Communities and Community Plans

Address recreational needs of new defined communities and community plans through a recreation plan to be approved in conjunction with approvals for new communities and community plans which includes the following:

1. Recommendations for the amount of acreage needed to serve the population of the new community or within the community plan's boundaries using a minimum standard of 5 acres/1,000 population.
2. Recommendations for the locations and alternative locations for park sites within the boundaries based on projected acreage needs.
3. Appropriate zoning to facilitate future dedication/development of identified park sites.
4. Recommendations for maintaining proposed recreation facilities, including maintenance districts.
5. Identification of potential routes for trails to link new towns or communities into the County-wide trail system.

8.D.b Recreational Facilities for New Residential Development

Require new residential development of five or more units to participate in the provision of recreational facilities for their residents as follows:

- a. For multiple family housing developments, such as apartments, or mobilehome parks, recreational facilities shall be provided on site.
- b. For residential subdivisions, the subdivider shall have the option to provide recreational facilities on site, pay an in-lieu recreation fee or dedicate land for public recreational facilities in accordance with Government Code Section 66477 et seq. Any such fees collected may be used for the acquisition, construction and maintenance of recreational facilities.

GOAL 8.E Acquire, develop and manage recreational lands according to principles which protect private property rights, maximize cost efficiency, promote accessibility by all residents, advocate safety, and encourage public participation.

Policies

- 8.E.1 Avoid impinging on private property rights whenever possible by locating new recreational facilities on publicly-owned lands whenever feasible and encourage cooperation from private property owners by providing compensation to and indemnification from liability for willing sellers when the acquisition of private property is necessary.
- 8.E.2 Consider topography, existence of mature vegetation, and location adjacent to existing population centers when locating new recreational facilities.
- 8.E.3 Give preference to locating new recreational facilities in areas where high levels of community support and interest are expressed.

- 8.E.4 Reduce liability through careful design of new facilities, acquisition of adequate levels of insurance and by adopting long-term maintenance plans for new facilities.
- 8.E.5 Encourage the dedication and installation of multi-use non-motorized trails in new development proposals. Provision of any such trails shall count toward the required on-site recreational facilities pursuant to Government Code Section 66477(1)(g).

Implementation Programs

8.E.a Recognize and Protect Private Property Rights

Avoid impinging on private property rights whenever possible by locating new recreational facilities on publicly-owned lands whenever feasible and encourage cooperation from private property owners by providing compensation to and indemnification from liability for willing sellers when the acquisition of private property is necessary.

8.E.b Prepare Sample Recreation Easements for Trails Across Private Property

Prepare a sample recreation easement detailing the rights and restrictions of the public to use trails over private property, detailing methods for screening private property from public trail use and addressing indemnification of private property owners.

8.E.c Equestrian Trails through Private Subdivisions

Encourage the private development and maintenance of trails of all kinds, including equestrian facilities, within private subdivisions. Recognize that the provision of equestrian trails should be the choice of the developer of new residential subdivisions and that choice should include responsibility for maintenance of those trails by future property owners; as such, discontinue the County's acceptance of equestrian trail easements within private subdivisions and discontinue requiring such easements as a condition of project approval. The County will continue to consider accepting easements for future equestrian trails outside of new residential subdivisions to serve public needs.

8.E.d Target Park Lands Requiring Reduced Site Preparation

Target lands for proposed facilities within the Recreation Master Plan which require minimal grading with topography consistent, where feasible, with the Americans with Disabilities Act (ADA). In addition, emphasize sites which feature mature vegetation and would require minimal additional landscaping. Proposed facility locations should be adjacent to existing or anticipated population centers for convenient access by residents of those areas and to provide for efficient use of existing infrastructure.

8.E.e Solicit Public Input

Solicit input from the people to be served by a new recreational facility to gauge interest prior to allocating funding to acquire and/or construct new facilities. Identify local organizations interested in adopting parks for maintenance and identify volunteers to assist permanent staff with construction and maintenance of facilities.

8.E.f Alternatives for Maintaining Adequate Levels of Liability Coverage

Assess alternatives for maintaining adequate liability coverage for public parks and indemnification of private property owners.

GOAL 8.F **Develop a broad-based financing program with a wide variety of revenue sources which equitably distributes and/or reduces the cost of providing new recreation facilities.**

Policies

- 8.F.1 Distribute the cost of providing and maintaining new recreational facilities to visitors and County residents.
- 8.F.2 Pursue private, local, state and federal grants and actively investigate other funding sources to finance recreational facilities.
- 8.F.3 Reduce the costs of constructing and maintaining recreational facilities by encouraging volunteers and community groups to assist in the construction and maintenance of recreational facilities.
- 8.F.4 Sell surplus public land to generate income for providing recreational facilities.
- 8.F.5 Continue to explore new funding sources for acquisition, construction and maintenance of recreational facilities.

Implementation Programs

- 8.F.a Consider a Landscaping and Lighting Assessment District

Investigate the feasibility of forming a Landscaping and Lighting Assessment District for the purpose of financing the installation, construction and maintenance of landscaping, park and recreational improvements and for the purchase of land for improvements related to parks, lighting and landscaping.
- 8.F.b Update User Fees

Update existing ordinances establishing user fees at public recreation facilities. Fees generated shall be used for acquisition, construction and maintenance of new recreational facilities.
- 8.F.c Grants and Other Funding Sources

Seek grants and other funding for acquisition and construction of recreation facilities and maintain a list of potential grant sources.
- 8.F.d Adopt-A-Park Programs

Encourage community groups to "Adopt-A-Park" for maintenance of parks and recreational facilities is complete.
- 8.F.e Consider Selling Public Lands to Finance Recreational Facilities

Consider selling surplus public lands and vacant public lands that are too small to be developed into meaningful recreational facilities or are not in propitious locations, to finance larger, more functional, recreational facilities serving the same population.

8.F.f Explore New Funding Sources

Continue to explore funding sources, such as grants and bond acts for acquisition, development and/or maintenance of recreational facilities.

GOAL 8.G Provide for the ongoing acquisition, construction and maintenance of Recreation Facilities.

Policies

8.G.1 Consider the formation of a regional recreation district or similar entity, exclusive of existing community recreation and park districts and community services districts which provide public recreational facilities, to oversee the acquisition, construction and maintenance of recreational facilities. Recreation and park districts and community services districts which provide public recreational facilities would have the option of participating in a regional recreation district.

8.G.2 Provide public handouts describing the location and types of facilities located throughout the County for residents and visitors.

Implementation Programs

8.G.a Formation of a Regional Recreation District

Investigate the feasibility of forming a regional recreation district to organize and conduct recreation programs, establish systems of recreation and recreation centers and to acquire, construct, maintain and operate recreation centers within the district. The intent of the formation of such a district would be to provide for public recreational facilities of a regional nature that are located outside of the individual communities. Any proposed regional recreation district would not include the areas lying within the jurisdictional boundaries of existing recreation and park districts or community services districts which provide public recreational facilities unless those districts choose to participate in the regional recreation district.

8.G.d Prepare and Distribute Public Handouts

Prepare a public handout describing the location and type of recreational facilities located in the County and available to residents and visitors. Handouts should be made available to public libraries, the Tuolumne County Visitor's Bureau, Tuolumne County Chamber of Commerce and other entities with wide contact with residents and visitors to Tuolumne County.

Responsibility for Programs: Administration of the Implementation Programs listed in this Element is the responsibility of the Board of Supervisors, County Administration Office, County Counsel, Planning Department, Department of Public Works, and Recreation Department with the Planning Department serving as the primary administrator.

Funding Sources: Administration of the Implementation Programs listed herein will be funded through the County's General Fund, Road Fund and grants.

Time Frame for Implementation: Implementation of the programs listed in this Element related to preparing a Recreation Master Plan and amending the County's development regulations will be completed by FY 98-99; all other programs are ongoing.

CHAPTER 9: CULTURAL RESOURCES MANAGEMENT ELEMENT

INTRODUCTION

No community can hope to understand its present or plan for its future if it fails to recognize the importance of its past. The presence of the past endows a community with a sense of place and a feeling of belonging to all its citizens. The tangible presence of buildings and sites that speak of other people and other times is a form of history that enable us to chart some of the paths from the present to the future. By tracing its history, a community gains a clear sense of how it achieved its present form and character. More importantly, a community can use this knowledge to determine how it will continue to evolve. For these reasons, efforts directed at identifying, recording and preserving Tuolumne County's cultural resources, our tangible links to the past, should be undertaken to plan wisely for our future. And, as we move into the future, cultural resources preservation will continue to provide us with economic, social, and cultural benefits which enhance our quality of life and contribute to California's cultural continuum.

The State of California recognized this need to acknowledge the past in planning for the future by authorizing Historic Preservation Elements as part of General Plans (Government Code Section 65303) to include actions and programs for the "identification, establishment and protection of sites and structures of architectural, historical, archaeological or cultural significance." The preamble of the California Environmental Quality Act echoes that policy in Section 21001 which states that, "The Legislature further finds and declares that it is the policy of the state to: take all action necessary to provide the people of this state with...enjoyment of...historic environmental qualities" and to "preserve for future generations...examples of the major periods of California history."

By assuring that the unique character and special sense of place that Tuolumne County possesses will survive through implementation of a cultural resources management program, the public is given a reason to build its future on the past. This cultural resources management element invites citizens to help protect and enhance those aspects that first attracted them or keep them here including the historic character and distinct charm of Tuolumne County. A tie with the past establishes continuity and builds roots. Taking part in preserving the past builds pride and creates good feelings about the future. In the end, everyone benefits.

GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

GOAL 9.A **Identify incentives to strengthen the local economic base by providing and promoting a positive atmosphere for visitor, resident, business and industry activity compatible with an historic environment.**

Policies

- 9.A.1 Initiate, adopt, and promote the availability of monetary and other incentive programs to encourage the retention, reuse and restoration of historic structures.
- 9.A.2 Promote heritage tourism by highlighting Tuolumne County's cultural resources through support for programs emphasizing the recognition and/or use of cultural resources for the enjoyment, education and recreational use of visitors to Tuolumne County.

- 9.A.3 Actively support and promote the film industry in Tuolumne County by initiating, coordinating and/or adopting programs to preserve the unique cultural resources and historic landscapes sought by the film industry .

Implementation Programs

9.A.a Mills Act

Continue to implement the Mills Act in Tuolumne County and update Resolution 171-92 to reflect legislative changes to the Mills Act when necessary to provide reductions in property taxes through historic preservation.

9.A.b 1986 Tax Reform Act

Prepare a list of properties in Tuolumne County, as inventories are completed, which could benefit from the 1986 Tax Reform Act and notify and assist property owners with information for taking advantage of this Act which provides federal income tax credit for income producing properties on or eligible for the National Register of Historic Places.

9.A.c Cultural Resources Lands Management Agency and/or Land Trust Formation

Identify an existing and/or support formation of an agency to accept resource donations for tax deductions or tax credits. The agency should carry an IRS 501(c)(3) designation and should be able to accept facade easement dedications, acquire property as gifts, implement restoration projects, raise funds for restoration through donations, and operate fund-raising projects. The agency should, to the extent feasible, be a multi-purpose organization which could receive both cultural and natural resource dedications. Please refer to the bibliography for a list of existing organizations which can offer assistance with this program.

9.A.d Marks Historical Rehabilitation Act

Support implementation of the Marks Historical Rehabilitation Act in Tuolumne County. Health and Safety Code Sections 37600-37883 authorize Tuolumne County and other local agencies to issue bonds for the rehabilitation of historic properties.

9.A.e Notify Private Parcel Owners of Available Incentives

Upon completion of each cultural resources inventory, provide participating parcel owner with a copy of his or her property evaluation and a listing of incentive programs available for the property with listing on the National Register or Tuolumne County Register of Cultural Resources.

9.A.f Support Historic Marker Program/Walking, Driving and Bicycling Tours

Support a voluntary Historic Marker Program and preparation of a guide for walking, bicycling and driving tours describing the resources and locations of the resources included in the program. Guides should be distributed to the Visitor's Bureaus, the Chambers of Commerce, Lodging Associations, Columbia State Historic Park, Yosemite National Park, Railtown 1897, Tuolumne County Museum, Stanislaus National Forest and other similar organizations. Sites listed on the National Register of Historic Places, the California Register of Historical Resources or the Tuolumne County Register of Cultural Resources and located within an historic district or visible from a designated heritage highway shall be recognized in the Historic Marker Program with a Marker to be mounted on the structure. Funding for the program is likely to be from donations and grants and may be a limiting factor, therefore, coordination with interested organizations and agencies is encouraged.

9.A.g Assist in Identifying Areas Important to the Film Industry

Support the Tuolumne County Film Bureau in consulting with film industry representatives to identify areas and resources in Tuolumne County considered most important to the film industry. Consider proposals to protect historic film areas and, when appropriate, support such proposals.

GOAL 9.B Encourage historic preservation by adopting a consistent and predictable environmental review process for evaluating impacts to cultural resources.

Policies

9.B.1 Adopt flexible and consistent environmental review procedures for new development entitlements including provisions for monitoring and enforcement.

9.B.2 Assist in retaining the special character of historic districts and promote compatible development within historic districts by reducing, adapting and/or modifying some development standards within historic districts.

Implementation Programs

9.B.a Fee Waiver

Maintain the current provisions for waiving fees for requests to zone to H and HDP and for waiving fees for Mills Act applications. Expand the fee waiver provisions to include waiving development permit fees for site review, site development, and conditional use permits for work done on Tuolumne County Register and National Register structures that is consistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation and Historic Preservation Projects. Reduce or waive building fees for structures using the State Historical Building Code.

9.B.b Modified Development Standards

Amend the Tuolumne County Ordinance Code to provide for reduced and/or modified development standards on land zoned H and HDP, such as allowing payment of fees in-lieu of providing parking on-site, allowing reductions in the number of required on-site parking spaces to avoid alterations or demolition of historic structures and features, allowing reduced building setbacks for historic structures and additions consistent with established setback lines in historic districts, allowing reduced roadway or driveway widths, reducing landscaping requirements and establishing a density bonus program for historic buildings.

9.B.c Protect Features

Include in the County Ordinance Code a provision to protect cultural resource features important to the context or setting of cultural resources such as mature trees and vegetation, retaining walls, and fences when considering development projects within H and HDP zoning districts.

9.B.d State Historical Building Code

Adopt an ordinance establishing that buildings on the Tuolumne County Register of Cultural Resources shall be deemed "qualifying structures," eligible to use the State Historical Building Code pursuant to Section 18955 of the Health and Safety Code. The ordinance should further establish that structures must be listed by the Board of Supervisors on the

Tuolumne County Register of Cultural Resources to qualify to use the State Historical Building Code unless the structure(s) is already listed on an existing or future national or state register or on an official national or state inventory.

9.B.e Streamline Application Review Process and Eliminate Area Review Committees in Hdp Zoning

Streamline the development application review process by eliminating review by the Historic Preservation Review Commission for projects and alterations that have been listed as acceptable to that Commission and are consistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation and Historic Preservation Projects and grant authority to the Planning Director to approve such projects in-house without additional review from the Tuolumne County Historic Review Commission. The project list should include these projects where consistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation and Historic Preservation Projects:

1. Color schemes acceptable for repainting (including acceptable trim combinations)
2. Maintenance projects involving replacement with like materials and like colors
3. Replacement of doors or windows with doors or windows of the same size and of similar appearance

In addition, revise Title 17 to eliminate references to historic preservation reviews by Area Committees.

9.B.f Priority System and Development Standards

Adopt the classification system and corresponding development standards contained in Appendix 9.F: History in the County Ordinance Code.

9.B.g Update Project Review Procedures

Update existing written procedures for establishing when to conduct cultural resources reviews based on guidelines in Appendices 9C, 9D and 9E; listing available resources to be consulted for existing cultural resources information (include GLO Plat Maps, pre-1950 United States Geological Survey (U.S.G.S.) topographic quadrangle maps, 1906 Thom Map, 1882 Beauvais Maps, official townsite maps, GIS database) and including a list of advisory agencies to be notified during the CEQA consultation process including, at a minimum, the Tuolumne Tribal Council Central Sierra Me-Wuk Cultural and Historic Preservation Committee, the Chicken Ranch Band of the Me-Wuk Indians, the Tuolumne County Historical Society Landmarks Committee and the Central California Information Center. Incorporate these updated procedures for project reviews into the County Ordinance Code.

9.B.h CEQA Exempt Projects

Consider adopting an Ordinance making well, septic, building, and other ministerial permits discretionary for the purposes of CEQA when a cultural resource may be impacted.

9.B.i Demolition Permits

Continue to require approval of a new development plan and issuance of required Grading and/or Building Permits and review by the Historic Preservation Review Commission or documentation of an imminent safety hazard (as defined by the Health and Safety Code) prior to issuance of a demolition permit in the H and HDP zoning combining districts and

adopt the demolition criteria related to the priority of the resource as established in Appendix 9.F: History.

9.B.j Section 106 Consultation

Section 106 projects include activities involving direct or indirect federal assistance or involvement either monetarily or through issuance of federal permits at various stages of the activity. Housing and Urban Development (HUD) monies, which include Community Development Block Grants, are subject to this consultation. The Historic Preservation Review Commission will identify and contact federal agencies involved in Section 106 projects related to rehabilitation and restoration of housing units in Tuolumne County and request the opportunity to comment on these projects during the Section 106 consultation process. This request will exclude projects on federal lands, Timber Harvest Permits on private lands and all other projects on private lands not related to housing. Include procedures for coordinating Section 106 reviews through the Tuolumne County Historic Preservation Review Commission in the County Ordinance Code.

9.B.k Professional Qualifications Standards for Resource Investigations

Require that cultural resource studies be conducted by qualified professionals with experience appropriate to the study being conducted as established in Appendix 9.B: Professional Standards and amend the County's consultants list to contain only certified professionals with these qualifications.

9.B.l Standards for Performing Cultural Resource Investigations and Contents of Reports

Adopt specific standards for performing cultural resource investigations and contents of reports in compliance with state and federal standards including the Secretary of the Interior's Standards and Guidelines for Identification, Evaluation, Documentation, Registration, Historical Documentation, Architectural and Engineering Documentation, and Archaeological Documentation. Require submission of results of these investigations with the Central California Information Center per State guidelines. Include these standards and requirements in the Tuolumne County Ordinance Code. Please refer to Appendix 9.A: References for a partial listings of applicable standards.

9.B.m Secretary of the Interior Standards and Guidelines for Rehabilitation and Historic Preservation Projects

Adopt, as part of the County Ordinance Code, the Secretary of the Interior's Standards and Guidelines for Rehabilitation and Historic Preservation Projects as a guide for evaluating development proposals involving cultural resources such as restoration, alteration of and, additions to existing historic structures.

9.B.n Amendments to Design Guidelines

Review and recommend amendments to existing design guidelines which affect historic structures for consistency between local design guidelines and the Secretary of the Interior's Standards and Guidelines for Rehabilitation and Historic Preservation Projects and consider preparing a design guide for new development in undesignated historic districts.

9.B.o Enforcement of Cultural Resource Management Requirements for Projects and Resource Discovery During Construction

Include, for projects with conditions of approval related to management of cultural resources, a requirement for preconstruction meetings with project contractors, the developer or his

representative, Native American representatives, the project's qualified cultural resources professional, the Planning Department and other agencies responsible for overseeing the construction phase of a development project as part of written procedures for conducting cultural resources investigations in Tuolumne County as required in 9.B.g. These procedures shall be included in the County Ordinance Code. Further, adopt, as part of the County Ordinance Code, the existing requirement for stopping work and evaluating a resource pursuant to Appendix K of the California Environmental Quality Act when a cultural resource is identified during the construction phase of a project.

9.B.p **Penalty Fee Provisions**

Amend the County Ordinance Code to provide both criminal and civil penalty procedures and/or a penalty fee with mandatory monetary penalties for noncompliance with management standards and practices and for anticipatory demolition. Penalty monies collected for disturbance or non-compliance activities may go to the Historic Preservation Review Commission for implementing cultural resources management programs.

9.B.q **Subsurface Cultural Resources**

Condition discretionary entitlements for any new development which requires review under the California Environmental Quality Act (CEQA) and which has the potential to impact subsurface cultural resources to require such development to comply with the provisions of Appendix K of the State CEQA Guidelines, Sections V-IX. Also require that if subsurface cultural resources are discovered during the construction process, construction shall cease until a qualified professional meeting the criteria of Appendix 9.B: Professional Standards has evaluated the site. If the resource is determined to be a unique archaeological resource, then the provisions of mitigation for impacts to archaeological resources contained in Appendix K of the State CEQA Guidelines shall be implemented. Construction work may continue on other parts of the construction site while archaeological evaluation and mitigation are being implemented.

GOAL 9.C Maintain Tuolumne County's cultural heritage, through the identification, management, preservation, use, enhancement, restoration and study of its cultural resources.

Policies

- 9.C.1 Survey, record, inventory, maintain and regularly update databases and archives of historic, cultural, architectural, and archeological resources for informational purposes.
- 9.C.2 Maintain the required certifications and memberships necessary to keep apprised of pending legislation, funding sources, and professionally-accepted standards and guidelines for historic preservation.
- 9.C.3 Identify historic districts and structures.

Implementation Programs

9.C.a **Implementation of Cultural Resources Management Programs**

Amend the County Ordinance Code to enable the County to pursue its preservation policies through implementation of the programs described herein.

9.C.b

Inventories

Supplement existing inventories of Columbia State Historic Park, Groveland, Big Oak Flat, Chinese Camp, Jamestown, Soulsbyville, and Railtown 1897 State Park with inventories of the following defined community, thematic and miscellaneous inventories. Note: Parcel owner consent shall be required to inventory all private properties. This requirement shall be specified in the Cultural Resources Management Ordinance.

Defined communities

- Tuolumne
- High Country: Twain Harte and Strawberry communities and including a 500 foot wide corridor on either side of Highway 108, measured from the centerline of the highway, between the two communities
- Jamestown Supplement: Areas not included in previous inventories.
- Columbia supplement: Areas not included in previous studies.
- Groveland/Big Oak Flat Supplement: Areas not included in previous studies.
- Confidence
- Shaw's Flat
- Other communities as may be recommended as appropriate to the Board of Supervisors by the Tuolumne County Historic Preservation Review Commission
- Update existing inventories

Thematic Inventories

- Transportation and Communications (Early Routes and Roads, Railroads, Communication)
- Gold Mining
- Water Development
- Ethnicity and Social Systems
- Agriculture
- Industry, Commerce and Tourism including logging, limestone and marble quarrying and non-gold mining
- Other themes as may be recommended as appropriate to the Board of Supervisors by the Tuolumne County Historic Preservation Review Commission
- Recreational residences (including second and retirement homes)

Other

- County-owned properties including bridges, buildings, old roadways

Inventory standards shall be as established by the State Office of Historic Preservation. This requirement and these procedures shall be included in the County Ordinance Code. (Please refer to Appendix 9.A: References for a partial listing of existing State inventory guidelines)

9.C.c

Parcel Owner Consent

Amend Title 17 of the County Ordinance Code to require parcel owner consent prior to zoning property to the H zoning district and require consent of a simple majority of property owners within a proposed HDP zoning district prior to zoning the property to HDP. The determination of a majority of the property owners for zoning to HDP shall be based upon each parcel having one vote.

9.C.d

Historic Districts

Upon completion and distribution of completed cultural resources inventories, identify potential historic districts. Schedule public hearings to gauge community interest in forming

historic districts. When community support is forthcoming for a proposal, pursue HDP (historic district) zoning. This procedure shall be included in the County Ordinance Code.

9.C.e Additions to the Tuolumne County Register

Add to the Tuolumne County Register, by resolution, all properties contained within existing and future cultural resources inventories which have been or are assigned a National Register designation of 1 (listed on the National Register), 2 (determined eligible for listing by formal process involving federal agencies), 3 (appears to be eligible for listing in the judgement of the person completing the form), 4 (might become eligible for listing) or 5 (ineligible for listing, but of local interest and eligible for the Tuolumne County Register of Cultural Resources). The resolution shall specify that inclusion on the Register qualifies properties to use the State Historical Building Code, to enter into a Mills Act Contract for qualifying rehabilitations and maintenance, and for alternative development standards. Individual property owners shall be notified of the Resolution prior to public hearing and those submitting written notifications to withhold properties from the Register shall be honored.

9.C.f National Register of Historic Places Nominations

Upon completion of each cultural resource inventory, create a list of properties within Tuolumne County eligible for nomination to the National Register of Historic Places and provide written notice to property owners of these historic properties advising them of the benefits of the National Register Program and of local incentives available for their properties. Include this provision in the County Ordinance Code.

9.C.g GIS Database

Maintain, expand and update the existing GIS cultural resources database to include all areas inventoried within the County, all individual parcels known to include cultural resources and regions and parcels with a high potential for containing cultural resources based on natural landscape, historic maps, and oral histories. This requirement shall be included in the County Ordinance Code.

9.C.h County Archive

In consultation with the Tuolumne County Historical Society Landmarks Committee, Tuolumne County Historian, Tuolumne County Museum Board of Governors and Tuolumne County Historic Preservation Review Commission, locate and designate a repository for cultural resources documents, maps, surveys, photos, and other information and provide staffing to organize, maintain, make accessible and update information received at this archive. This provision shall be included in the County Ordinance Code.

9.C.i Heritage Corridors

Designate corridors, or portions of corridors, which:

1. Are examples of historic trade, water distribution or transportation routes, conveyance systems or trails
2. Are lined with visible cultural resources, or
3. Pass through historic or design review districts, or
4. Are representative of a major period in Tuolumne County or California history

Designation of Heritage Corridors shall only be approved by the Board of Supervisors after consent of the owners of a minimum of 51% of the property included within a proposed Heritage Corridor. In conjunction with the designation of a Heritage Corridor, a cultural resources conservation program for the area within the proposed corridor shall be formulated as a cooperative effort by the owners of the property within the corridor and the County and adopted by the Board of Supervisors.

9.C.j Maintain CLG Certification

Update, as necessary, Title 17 and Chapter 2.38 of the Tuolumne County Ordinance Code as required by the U.S. Department of the Interior, National Park Service, and maintain professional standards for appointments to the Tuolumne County Historic Preservation Review Commission as established in the Secretary of the Interior's Professional Qualification Standards.

9.C.k Funding

Maintain membership in the California Preservation Foundation and the National Trust for Historic Preservation to keep apprised of pending legislation, workshops, publications, available funding, educational opportunities and incentives for implementing historic preservation programs. Schedule items quarterly at Technical Advisory Committee Meetings to discuss using historic preservation to bolster applications to fund transportation projects including bicycle/pedestrian pathways along historic corridors, grants to purchase historic railroad grades for trails, acquisition/enhancement of parks incorporating cultural resources etc.

GOAL 9.D Recognize and use cultural resources management as a tool for implementing other goals and policies of the General Plan .

Policies

9.D.1 Use the Cultural Resources Management Element of the General Plan to assist in implementing the Housing, Recreation, Economic Development and Conservation and Open Space elements of the General Plan.

Implementation Programs

9.D.a Coordination of Community Development Block Grants (CDBG) and Loans¹ , Affordable Housing and Historic Preservation

Target CDBG monies for historic preservation activities which can fulfill affordable housing goals established in the General Plan Housing Element. Work with the Central Sierra Planning Council to obtain CDBG grants and loans in areas which have completed cultural resources inventories and identify deteriorating resources which could benefit from CDBG

¹ CDBG grants and loans are available for neighborhood revitalization activities; economic development and improving community facilities and services. Priority must be given to activities which will benefit low and moderate-income families or aid in the prevention or elimination of slums and blight or for other community development needs that present a serious and immediate threat to the health and welfare of the community. Specific activities funded by CDBG grants and loans include acquisition of real property; rehabilitation of residential and nonresidential properties; provision of public facilities and improvements, such as water and sewer, streets, and neighborhood centers; and assistance to profit-motivated businesses to help with economic development activities. No less than 60 percent of the funds must be used for activities which benefit low and moderate-income persons. The CDBG program includes the Historic Loan Program. In general, these funds are distributed as low-interest loans and are available to property owners whose structures are listed on a local inventory. These funds normally target lower income neighborhoods deemed to be historic. Funds are only for improvements related to health and safety rather than general improvements.

programs. Require Tuolumne County Historic Preservation Review Commission review of projects undertaken through the CDBG program to insure good stewardship of cultural resources and to insure that participants are provided with an opportunity to enhance CDBG grants and loans with additional incentives including the Mills Act, use of the State Historical Building Code and alternative development standards.

9.D.b Integrate Cultural Resources Management with Goals in the Recreation Element to Enhance Funding Opportunities

Make acquisition of historic resources including railroad grades and ditch trails a priority for designation and management as recreational trails in the Recreation element of the General Plan and use the historic nature of these resources as a means to enhance funding opportunities, in particular, funding through the Transportation Enhancement Activities (TEA) program.

9.D.c Economic

Adopt incentive programs, flexible land use standards and improve the permitting process as detailed in the programs contained in this Element.

9.D.d Protect Table Mountain

Recognize that Table Mountain has significant cultural, scenic and natural resource values and is a County landmark and, as such, emphasize its conservation in reviewing and evaluating land development projects which require a discretionary entitlement from the County.

GOAL 9.E Promote community appreciation for Tuolumne County's cultural resources through community education and involvement to insure the continued proper private and public stewardship of cultural resources in Tuolumne County.

Policies

9.E.1 Provide cultural resources education and enhancement programs targeting those who work with, have knowledge of, can benefit from ownership of, can learn from, and can enjoy the recreational, aesthetic and social benefits of cultural resources.

Implementation Programs

9.E.a Public Information/Materials to Aid in Contractor Selection/Available Programs Brochure

Prepare a public brochure/informational leaflet including:

1. An outline of key provisions of the Cultural Resources Management Element
2. A brief description of programs available for historic properties, incentives, and process necessary for designations.
3. Technical guidance pertinent to Tuolumne County including criteria to aid in selection of a building contractor, architect or designer to perform historic rehabilitation work and include illustrations from Rehab Right or similar texts which describe the Secretary of the Interior Standards for Rehabilitation.

Arrange to distribute the brochure at public counters at the Building and Planning Departments, real estate agencies, building contractors, and building industry association headquarters, etc. Investigate distributing the handouts at community events such as the annual Home and Garden Show and the County Fair. Contact the local news media to run focus stories describing available programs.

9.E.b Cultural Resources Inventories

Continue to provide a copy of cultural resources inventories to local schools, the Tuolumne County Historical Society, Tuolumne County Library, the Tuolumne County Board of Realtors, Southern Tuolumne County Historical Society, Visitor's Bureau, Chambers of Commerce, Department of Building and Safety, Building Industry Association, Assessor's Office, Columbia College Library, and similar organizations. NOTE: Cultural resources inventories distributed under this program include inventories formally published by the Tuolumne County Historic Preservation Review Commission which exclude confidential site records for sensitive resources.

9.E.c Slide Show

Prepare a slide show of the County's Cultural Resources to illustrate the need for preservation of, mechanisms for managing and incentives for maintaining, those resources and advertise the availability of the slide show and speakers to the public library, local schools and other interested organizations.

9.E.d Public Workshop

Sponsor a Cultural Resources Management Workshop in conjunction with Tuolumne County Library/Tuolumne County Historical Society/Tuolumne County Historic Preservation Review Commission/Tuolumne County BIA/ Tuolumne County Realtors/Southern Tuolumne County Historical Society/ Central Sierra Me-Wuk Cultural and Historic Preservation Committee/ Tribal Council/Columbia College Library/Central Sierra Archaeological Society/ Central California Information Center/State Office of Historic Preservation/ Stanislaus National Forest/Planning Commissions and similar organizations to discuss historic preservation, preservation incentives and restoration.

9.E.e Oral Histories

Support Columbia Community College's efforts in reestablishing an oral history course at the College with provisions to record completed oral histories with the County archive/database.

GOAL 9.F Set an example for good cultural resource management through proper private and public stewardship of the County's cultural resources.

Policies

9.F.1 Promote good cultural resources management practices by demonstrating proper stewardship of the County's cultural resources.

Implementation Programs

9.F.a Tuolumne County Historic Preservation Review Commission as an Advisory Agency for Projects on or Involving County Property.

Retain the Tuolumne County Historic Preservation Review Commission as an advisory agency to review County projects with the potential to impact cultural resources. Include this provision in the County Ordinance Code so that all County-owned properties containing or adjacent to historic resources are constructed or modified in a manner that is consistent with best preservation practices.

9.F.b List Eligible County Properties on the National, California and Tuolumne County Registers

Enlist the Tuolumne County Historic Preservation Review Commission to prepare applications for listing to the National, California and Tuolumne County Registers, all eligible County-owned properties.

9.F.c Prepare County Inventory

Enlist the Tuolumne County Historic Preservation Review Commission to inventory all County-owned properties in excess of 50 years old.

Responsibility for Programs: Administration of the Implementation Programs listed in this element is the shared responsibility of the Board of Supervisors, Planning Department, Department of Public Works, Department of Building and Safety, Division of Environmental Health and the Tuolumne County Historic Preservation Review Commission with the Planning Department serving as the primary administrator at the direction of the Board of Supervisors. Cooperating agencies include the Central Sierra Planning Council, the Tuolumne County Film Bureau, the Tuolumne County Historical Society and the California Office of Historic Preservation

Funding Sources: Administration of the Programs listed herein will be funded through the County's General Fund and Health Fund. Additional funding is available from local, state and federal grant sources and donations.

Time Frame for Implementation: The target date for implementation of the programs listed in this section related to development of cultural resources management programs and the provision of public information is FY 97-98; all other programs are ongoing.

APPENDIX 9 A: REFERENCES

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Davis-King, Shelly, January, 1994. Contextual History of Tuolumne County. Contains an accounting of six contextual themes which have been identified for Tuolumne County's Cultural Resources: Transportation and Communication, Mining, Water, Ethnicity and Social Systems, Agriculture, and Industry, Commerce and Tourism. Prepared for Tuolumne County.

Marvin, Judith and DeFerrari, Carlo M., October, 1992. Soulsbyville Cultural Resources Inventory. Prepared for Tuolumne County.

State Office of Historic Preservation. Instructions for Completing the California Historic Resources Inventory Form

State Office of Historic Preservation. National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning.

State Office of Historic Preservation. Checklist for Preparing and Reviewing Archaeological Resource Management Reports.

_____ Catalog of Historic Preservation Publications, pgs. 12-15

U.S. Department of the Interior, National Park Service, Technical Preservation Services Division, September, 1981. Directory of Historic Preservation Easement Organizations, Washington, D.C. Charles E. Fisher, William G. Macrostie, Christopher Sowick.

U.S. Department of the Interior, National Park Service, current edition. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

U.S. Department of the Interior, National Park Service, current edition. Secretary of the Interior's Standards for Preservation Planning.

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U.S. Department of the Interior, National Park Service, current edition. Secretary of the Interior's Standards for Identification.

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U.S. Department of the Interior, National Park Service, current edition. Secretary of the Interior's Standards for Evaluation.

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U.S. Department of the Interior, National Park Service, current edition. Secretary of the Interior's Standards for Historic Preservation Projects and Guidelines for Applying the Standards.

U.S. Department of the Interior, National Park Service, current edition. Secretary of the Interior's Professional Qualifications Standards.

U.S. Department of the Interior, National Park Service, current edition. Secretary of the Interior's Preservation Terminology.

RESOURCES:

Tuolumne County Planning Department
2 South Green Street
Sonora, CA 95370
(209) 533-5611

The Tuolumne County Land Trust, Inc.
% Sharon Marovich
24 S. Washington St.
Sonora, CA 95370

Tuolumne County Hiking, Biking and Equestrian
Trails Council
P.O. Box 313
Columbia, CA 95310

Central Sierra Planning Council
100 S. Green Street
Sonora, CA 95370
(209) 532-8768

State Office of Historic Preservation
P.O. Box 942896
Sacramento, CA 94296-0001
(916) 653-6624

California Preservation Foundation
1615 Broadway, Suite 705
Oakland, CA 94612
(510) 763-0972

The National Trust for Historic Preservation
1785 Massachusetts Avenue, N.W.
Washington, D.C. 20036
(202) 673-4000

The National Trust for Historic Preservation
Western Regional Office
One Sutter Street, Suite 707
San Francisco, CA 94104
(415) 956-0610

The Trust for Public Land
116 New Montgomery, 3rd Floor
San Francisco, CA 94105
(415) 495-5660

U.S. Department of the Interior
National Park Service
P.O. Box 37127
Washington, D.C., 20013-7127

The Archaeological Conservancy
Western Regional Office
P.O. Box 165
Newcastle, CA 95658
(916) 663-4770

APPENDIX 9.B: PROFESSIONAL STANDARDS

The following standards are required for persons conducting cultural resource studies in Tuolumne County:

ARCHAEOLOGIST*:

Inclusion on the Central CA Information Center list or SOPA (Society of Professional Archaeologists) Certification is acceptable in lieu of the following:

1. Graduate Degree in Anthropology or Archaeology or closely related field plus

At least one year of full-time professional experience or equivalent specialized training in archeological research, administration or management plus

At least four months of supervised field and analytic experience in general North American Archaeology plus

Demonstrated ability to carry research to completion plus

At least one year of full-time experience at a supervisory level in the study of archeological resources of either the prehistoric period or historic period. NOTE: An archaeologist shall be certified to conduct either prehistoric or historic archaeological investigations only unless demonstrated experience is in both fields.

ARCHITECTURAL HISTORIAN*:

1. Graduate degree in Architectural History including coursework in American Architectural History, or
2. B.A. in Architectural History and 2 years full-time experience in American Architectural History or American Restoration Architecture with a professional institution, or
3. B.A. in Architectural History and substantial contribution through research and publication to the body of scholarly knowledge in American Architectural History, or
4. Graduate or B.A. Degree in Art History, Historic Preservation or closely related field and Coursework in American Architectural History or,
5. Graduate or B.A. Degree in Art History, Historic Preservation or closely related field and 2 years full-time experience in American Architectural History or American Restoration Architecture with a professional institution, or
6. Graduate or B.A. Degree in Art History, Historic Preservation or closely related field and substantial contribution through research and publication to the body of scholarly knowledge in American Architectural History, or
7. Professional degree in Architecture and at least one year of graduate study in Architectural Preservation, American Architectural History, Preservation Planning or closely related field, or
8. Professional degree in Architecture and at least one year full time professional experience on historic preservation projects including the following: detailed investigations of historic structures, preparation of historic structures research reports, preparation of plans and specifications for preservation projects, or

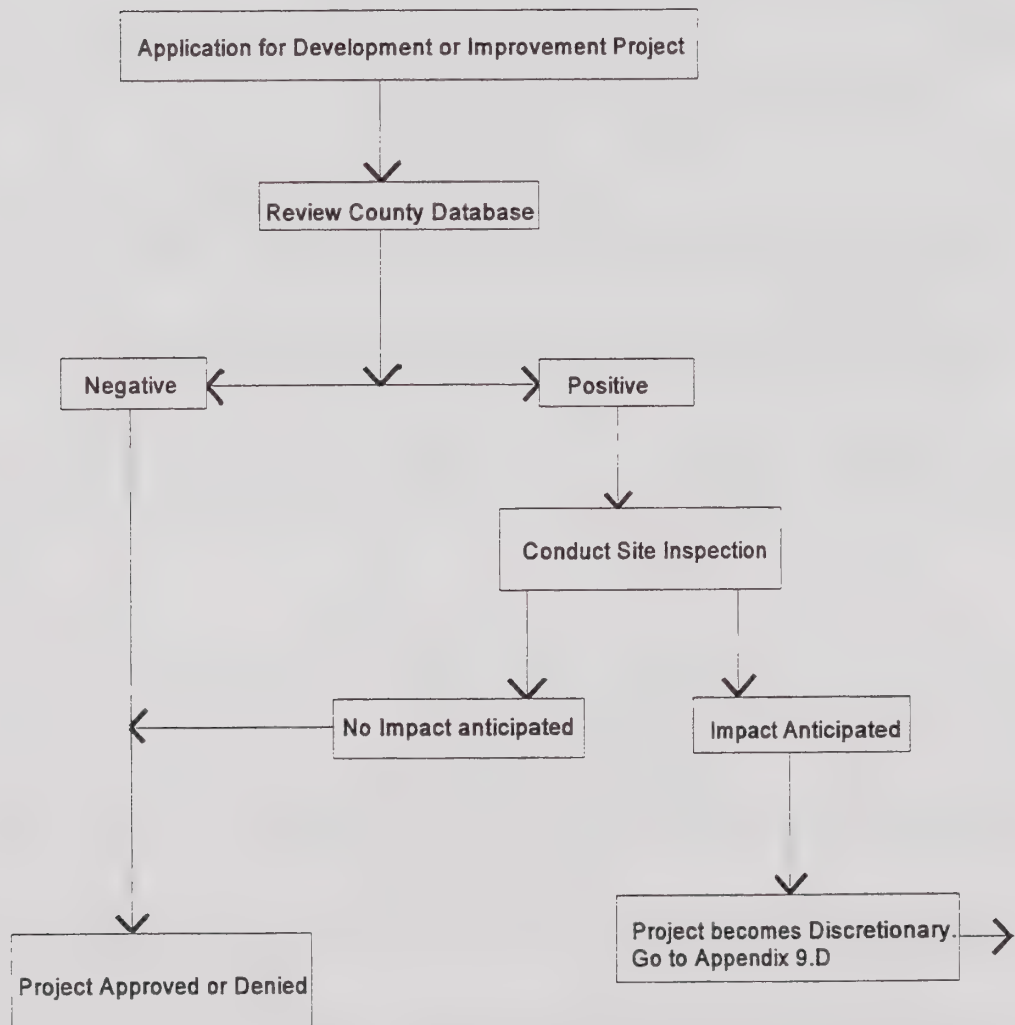
9. State license to practice architecture and at least one year graduate study in Architectural Preservation, American Architectural History, Preservation Planning or closely related field, or
10. State license to practice architecture and at least one year full-time professional experience on historic preservation projects, including the following: detailed investigations of historic structures, preparation of historic structures research reports, preparation of plans and specifications for preservation projects.

HISTORIAN*:

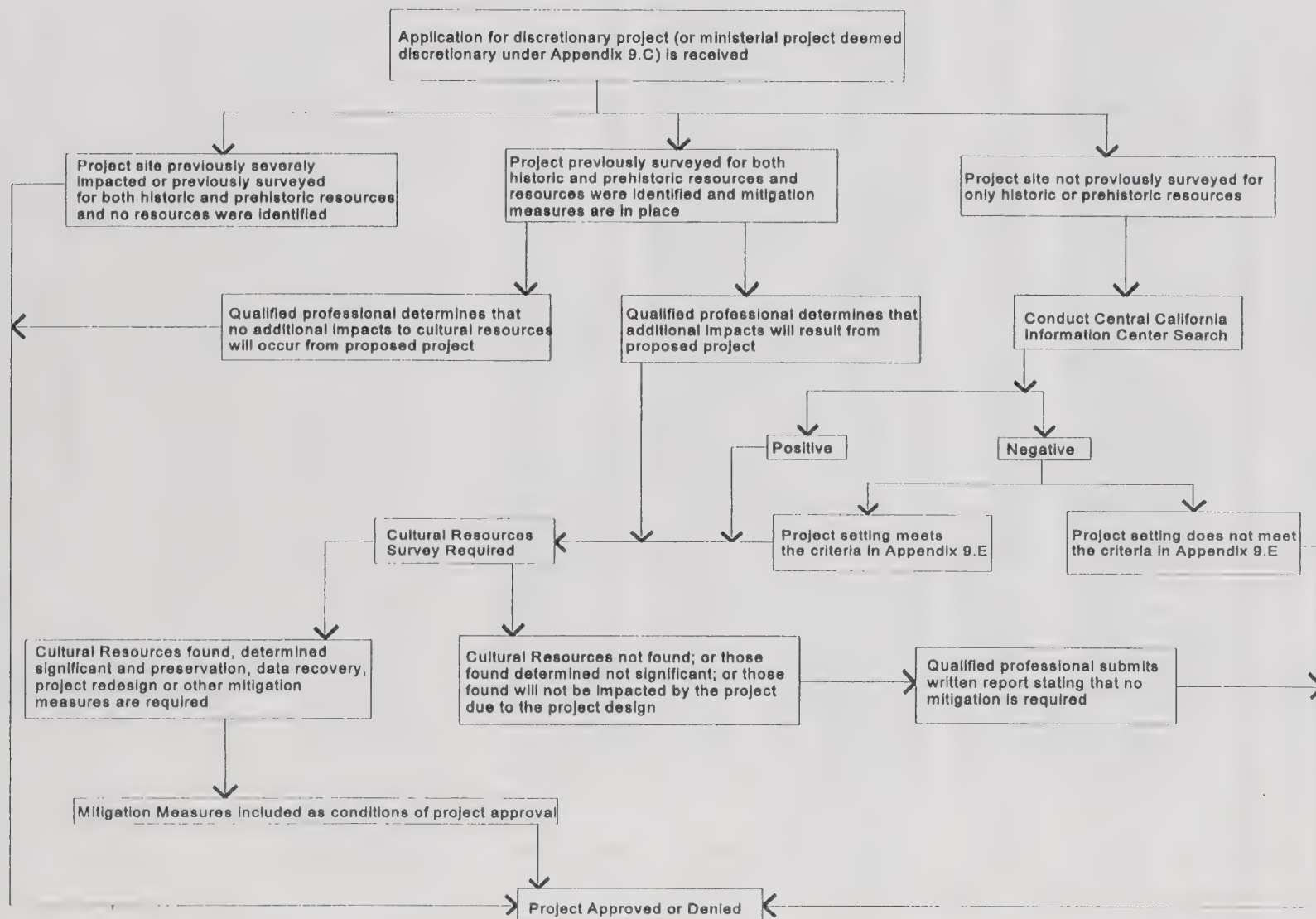
1. Graduate degree in History or closely related field, or
2. B.A. degree in history or closely related field plus two years full-time experience in history or
3. B.A. in history or closely related field plus substantial contribution through research and publication to the body of scholarly knowledge in history.

* All professionals employed to work on Certified Local Government projects shall meet the Secretary of the Interior's Professional Qualifications Standards.

**APPENDIX 9.C:
PROCESS FOR CULTURAL RESOURCES EVALUATION - MINISTERIAL**



APPENDIX 9.D **PROCESS FOR CULTURAL RESOURCES INVESTIGATIONS - DISCRETIONARY**



**APPENDIX 9.E.:
CRITERIA FOR CONDUCTING CULTURAL RESOURCES INVESTIGATIONS**

A survey for cultural resources shall be required if three or more of the following are true:

- Land is known to contain archaeological or historic sites or is adjacent to parcels with known archaeological or historic sites based on the County's Geographical Information System Database, or confirmation from an advisory agency, or US Geological Survey topographical maps, or the 1882 Beauvais Map, or the 1906 Thom Map, or the 1879 Dart Map, or Assessor's Parcel Maps, or GLO Plat Maps, or Sanborn Maps, or other recognized reference resource.
- Slopes of less than 35% (with special attention given to ridgetops, mid-slope flats, stream terraces and drainages)
- Contains or is within 100 meters of a river, perennial or intermittent stream or spring
- Land contains natural sources of chert, cryptocrystalline silicates, soapstone, quartz, limestone
- Land with frequent rock outcrops and boulders
- Within the Mother Lode and East Belt gold bearing zones, including Table Mountain, or includes tunnels, adits, shafts, mills, surface workings, waste rock piles, ditches, structure pads, rock retaining walls, concrete foundations or similar indications of mining.
- Land has mature non-native vegetation (e.g. cypress, Chinese trees-of-heaven, orchards, roses, periwinkle or similar non-native vegetation)
- Visual evidence of prehistoric and/or historic features are found during site inspections by the Planning Department.

APPENDIX 9.F: HISTORY

PRIORITY 1:

Structure is on the National Register of Historic Places

PRIORITY 2:

1. Structure is rated as eligible or potentially eligible for the National Register of Historic Places (assigned a designation of 1,2,3,or 4) based on a study or inventory completed by a professional archaeologist, historian, or other cultural resource professional, or
2. The structure is on or officially designated as eligible for the California Register of Historic Places, or
3. The structure:
 - Is 50 years of age or older, and
 - Exemplifies or reflects significant elements of Tuolumne County's cultural, social, religious, economic, political, engineering or architectural history; and/or is identified with historic persons or with important local, state or national history; and/or embodies distinguished architectural characteristics valuable for study or a period style or method of construction or is a valuable example of the use of indigenous materials or workmanship; and/or it is representative of a notable work of a master builder or architect; and
 - Is in good physical condition, and
 - Is almost entirely unmodified from its original exterior appearance, and
 - Has original design features peculiar to the style still in place

PRIORITY 3:

1. The structure has been inventoried and assigned a National Register designation of 5, or
2. The structure has not been previously inventoried and the structure:
 - Is 50 years of age or older, and
 - Exemplifies or reflects significant elements of Tuolumne County's cultural, social, religious, economic, political, engineering or architectural history; and/or is identified with historic persons or with important local, state or national history; and/or embodies distinguished architectural characteristics valuable for study or a period style or method of construction or is a valuable example of the use of indigenous materials or workmanship; and/or it is representative of a notable work of a master builder or architect; and,
 - Is in good physical condition and/or:
 - Has been modified from the original exterior appearance but not greatly, and
 - Has some or most of its original design features in place, and
 - Could easily be restored to near its original exterior appearance.

PRIORITY 4:

The structure has not been previously inventoried and the structure:

- Is 50 years of age or older, and
- Exemplifies or reflects significant elements of Tuolumne County's cultural, social, religious, economic, political, engineering or architectural history; and/or is identified with historic persons or with important local, state or national history; and/or embodies distinguished architectural characteristics valuable for study or a period style or method of construction or

- is a valuable example of the use of indigenous materials or workmanship; and/or it is representative of a notable work of a master builder or architect; and,
- Is in below average condition or has been substantially modified from the original exterior appearance, and
- Is difficult to restore to original appearance

PRIORITY 5:

1. The structure has been inventoried and has been determined to be ineligible for the National Register of Historic Places (Designation of 6 or 7) and has been determined ineligible for listing on the Tuolumne County Register of Cultural Resources, and/or
2. The structure is less than 50 years old, or
3. The structure:
 - Is 50 years of age or older, and
 - Is in poor physical condition, and/or
 - Has had major alterations from the original appearance, and
 - Cannot be restored to its original appearance without reconstruction of more than half of the structure

APPENDIX 9.F: HISTORY

Management of Historic Structures

Priority	Mills Act Contract	Modified Development Standards	Use of State Historical Building Code	Historic Marker Program	Demolition**	Additions/Rehabilitations required conformance with Secretary of the Interior's Standards and Guidelines for Rehabilitation and Historic Preservation Projects.***	Tuolumne County Historic Preservation Review Commission Review of Alterations/ Demolitions
1	Automatic with qualifying rehab or maintenance project	Automatic	Automatic	Automatic	Mandatory CEQA Review and 6 mos. waiting period prior to issuance of demo permit	Mandatory conformance	Mandatory
2	Automatic with qualifying rehab or maintenance project	Automatic within :HDP districts, may request for structures outside :HDP districts	Requires listing on the Tuolumne County Register of Cultural Resources	Automatic for structures within :HDP district; may request for structures outside :HDP district	Requires CEQA Review and 6 mos. waiting period prior to issuance of a demo permit.	Conformance required if rehabilitation is for an incentive program**** or structure is located within an historic district or zoned :H. If structure does not meet these criteria, parcel owner must be notified of and formally decline participation in incentive programs prior to issuance of an alteration permit.	Mandatory for structures within historic district, zoned :H or if applying for incentive program.
3	Requires professional evaluation to determine eligibility and qualifying rehab and maintenance project	May request for structures within or outside :HDP districts	Requires listing on the Tuolumne County Register of Cultural Resources	May apply for structures within :HDP district	Requires CEQA review.	Conformance required if rehabilitation is for an incentive program**** or structure is located within an historic district or zoned :H. If structure does not meet these criteria, parcel owner must be notified of and formally decline participation in incentive programs prior to issuance of an alteration permit.	Mandatory for structures within historic district, zoned :H or if applying for incentive program.
4	Ineligible*	Ineligible*	Ineligible	Ineligible	Requires photodocumentation and completion of a DPR 523.	Conformance not required unless structure applying for incentive program****.	Not required
5	Ineligible	Ineligible	Ineligible	Ineligible	Requires photodocumentation and completion of a DPR 523.	Conformance not required.	Not required

* unless rehab consistent with Secretary of the Interior's Standards and Guidelines for Rehabilitation and Historic Preservation Projects (Appendix 9A) is completed and professional evaluation reveals new information making the structure eligible for the Tuolumne County Register of Cultural Resource.

**All demolition permits require a specific plan prior to issuance

*** See Appendix 9A for complete titles.

****Incentive Program: Adaptive reuse, reduced development standards, Mills Act, etc.

CHAPTER 10: ECONOMIC DEVELOPMENT ELEMENT

INTRODUCTION

The purpose of economic development in a region is to optimize the human, financial, capital, physical and natural resources available to produce marketable goods and services, while preserving the balance of environmental and cultural features that make the region attractive in order to: (1) improve the employment and business opportunities for local citizens; (2) stimulate business activity, recognizing and supporting the region's natural resources and the employment opportunities afforded by them; (3) increase revenues for local public services through an expansion of the tax base; (4) encourage private investment in the local economy; (5) improve overall quality of life in the region; (6) stabilize the local economy, including efforts to promote business and employment opportunities in areas which expand and compliment existing types of businesses; and (7) take advantage of domestic and international markets. Economic development activities within a region are defined to be broad based, including the public sector as well as the private sector, comprising retail, wholesale, manufacturing and industrial activities.

Recognizing the need to exert proactive leadership in helping the County develop a healthy and diversified economy, the Tuolumne County Board of Supervisors and Sonora City Council adopted a joint Economic Development Policy in 1990. Through that policy, the County of Tuolumne made a commitment to promote a positive image of the County and a positive attitude and support towards economic development among other local organizations and agencies outside of Tuolumne County. The County also pledged to act as a catalyst for the divergent segments of the local economy, and offer a forum and mechanism for the identification of problems and associated solutions. One forum identified in the Economic Development Policy for addressing these issues was an Economic Development Element to be added to the County's General Plan.

In addition to committing to the formulation of an Economic Development Element, the Board of Supervisors also pledged to support studies to evaluate the County's attributes and liabilities related to economic development. Those studies include the Tuolumne County Community Assessment completed in September, 1991, and the Tuolumne County Target Industry Study released in October, 1991. The Tuolumne County Economic Development Strategy Plan, completed in 1994, consists of several different components, including the Regional Plan, Permit Process Analysis, Entrepreneurial Support Plan, Education and Training Opportunities, Business Retention and Expansion and Business Attraction Plan. The findings and recommendations contained in those studies are reflected in this Element.

The purpose of the Economic Development Element is to outline the policy framework necessary to create and nurture a positive environment in which economic development can be successfully achieved.

GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

GOAL 10.A **Develop and maintain a favorable environment for conducting business in the County by providing a consistent, efficient and positive regulatory climate.**

Policies

10.A.1 Project a pro-business image through a pro-active planning and regulatory policy framework.

- 10.A.2 Strive to make the development process more user-friendly, efficient and effective by streamlining the processing of business related entitlements.
- 10.A.3 Focus the permit process on regulatory intent while recognizing that an effective customer service program seeks solutions that are within the law and public interest.
- 10.A.4 Review and amend, where appropriate, County codes and regulations to address provisions that have the potential to deter the retention of local businesses or the attraction of new businesses.
- 10.A.5 Provide a more stable and sound blueprint for investment and business decisions by providing consistency in developmental requirements.
- 10.A.6 Actively support and cooperate with local economic development organizations in their efforts to attract new business and industry to Tuolumne County.
- 10.A.7 Promote an open line of communication between the Board of Supervisors, clientele, and all agencies or departments which issue permits related to commerce.
- 10.A.8 Consider establishing a Business and Industry Advisory Committee to assist the County in its efforts to develop and maintain a favorable environment in which to conduct business.

Implementation Programs

- 10.A.a Support Political Efforts Which Assist Business

Support local, State and Federal economic development efforts and programs to assist local businesses through political advocacy.
- 10.A.b Prioritize Economic Development Projects

Continue to prioritize land development applications for the expansion of existing or construction of new facilities for commercial, industrial or recreational enterprises.
- 10.A.c Streamline and Improve Permit Processing

Assist businesses by streamlining application and permit review processes by identifying a single point of contact for each development project and continuing to coordinate improvements in the efficiency of the respective development departments. Establish a priority for responses by staff to requests for data and assistance pertaining to land development projects that entail the creation of new jobs.
- 10.A.d Cross-train Staff and Review Staffing Levels

Reduce processing times for project review within County departments by cross-training and integrating staff from different departments to encourage a broad understanding of the various application review processes. Review staffing levels to determine if adding staff will reduce delays in permit processing.
- 10.A.e Improve Communications Skills

Provide training in public relations to all County staff who interact with the public to improve communication skills.

- 10.A.f Develop a Permit Tracking System
- Develop an automated computer tracking system, common to all development departments, to enable applicants to access information regarding project status and to improve the efficiency of the respective departments through automation.
- 10.A.g Simplify Development Entitlement Applications
- Create a single countywide land development application form, where practical, that would enable an individual to apply for all necessary permits for a development project on a single form.
- 10.A.h Provide Handouts to Assist Businesses
- Provide easy to understand visual aids, flow charts and handouts explaining the County's various land development permitting processes, with a minimal amount of technical jargon, to local Chambers of Commerce, trade associations, service clubs, business leagues and other government offices where potential applicants would be likely to review these materials. Include information on the requirements, processes and fees for obtaining licenses, permits and other entitlements. Periodically update all handouts to reflect changes in ordinances, policies and procedures.
- 10.A.i Implement Customer Service Surveys
- Implement follow-up customer service surveys, for all development departments, to gauge public satisfaction and to suggest changes to permit processing.
- 10.A.j Create Standardized Development Requirements
- Maintain a well defined set of standards that are to be required for each generalized type of development, such as commercial or industrial, to provide greater certainty to applicants of the regulations and conditions that can be anticipated for the respective types of development projects.
- 10.A.k Compare Development Costs With Other Counties
- Review and evaluate on a periodic basis, any County fees related to land development projects for comparability with similar fees in neighboring foothill counties and base recommendations for fee adjustments on the policy of keeping development fees favorable to employment-generating land uses.
- 10.A.l Develop Dialogue on Economic Concerns
- Coordinate with the Economic Development Company of Tuolumne County to sponsor a meeting each year between Tuolumne County government officials, local business representatives and elected representatives of the State to discuss and address business and economic concerns affecting the county.
- 10.A.m Emphasize Benefits of Economic Development
- Provide education to County staff, commissions, elected officials and the public regarding the benefits and importance of economic development.

- 10.A.n Alert the State Office of Permit Assistance for State Permitting Difficulties
- Encourage applicants encountering problems with State agencies in the permitting process to contact the State Office of Permit Assistance whose mission is to resolve delays and disputes related to State agencies in the land development entitlement process.
- 10.A.o Consider Impact on Economy
- Include an Economic Development Section in staff reports submitted to the County's Planning Commissions and Board of Supervisors on commercial, recreational and industrial development projects and proposed policy decisions, that addresses the proposed action's impacts upon, or implications for, the County's economy.

GOAL 10.B Promote the improvement of the infrastructure, such as water and sewer lines, roads and power, throughout the County to increase the marketability of the County for the retention, expansion, and attraction of business and industry.

Policies

- 10.B.1 Actively work to improve the transportation system to facilitate economic development.
- 10.B.2 Support the efforts of the utility providers to improve their infrastructure and service within the county.
- 10.B.3 Protect flight corridors into and out of Columbia and Pine Mountain Lake Airports from incompatible development which could adversely impact operations of the respective airports.

Implementation Programs

- 10.B.a Support Equitable Mitigation Fees
- Support an equitable schedule of mitigation fees for new development to pay it's proportional share of the cost of expanding services and infrastructure.
- 10.B.b Support Improvements to Regional Transportation Facilities
- Work cooperatively with Caltrans and neighboring counties to improve regional transportation facilities.
- 10.B.c Designate Land With Railroad Access for Business Related Development
- Designate land along the Sierra Railroad with rail access for commercial, industrial or business park development on the General Plan land use diagrams and zone the property accordingly to increase the inventory of land zoned for business related development with the option of utilizing rail transportation.
- 10.B.d Support Improvements to Communications Facilities
- Support the efforts of communications companies to identify the key facilities and technology required to facilitate increasing business needs for communications services and to keep Tuolumne County competitive in attracting new businesses which depend on such services.

10.B.e **Protect Flight Corridors and Encourage Airport Facilities Expansion**

Protect flight corridors into and out of Columbia and Pine Mountain Lake Airports from the encroachment of incompatible development by revising land use designations where needed and enforcing density standards. Support expansion and improvement of facilities at Columbia and Pine Mountain Lake Airports.

10.B.f **Investigate Feasibility of Public Air Service**

Evaluate the feasibility of a public air carrier service whose purpose would be to provide frequent, inexpensive flights to and from key Northern California locations. The objective of the flight service would be to bring Tuolumne County closer, in terms of travel time, to other areas.

GOAL 10.C Assist prospective businesses, business expansions, and start-up industries, by providing technical assistance and education in interpreting state or federal regulations, and local land use regulations and technical requirements.

Policies

10.C.1 **Support the establishment of a program for assistance to local start-up enterprises, including business incubator facilities.**

10.C.2 **Support a continuing education program to assist the entrepreneurial efficiency of existing retail and service businesses.**

10.C.3 **Support the establishment of a Small Business Development Center through a regional network, comprised of such agencies as, the Economic Development Company, Columbia College, Central Sierra Economic Development District, Mother Lode Job Training, Tuolumne Incubator, Inc. and Service Corps of Retired Executives (SCORE).**

Implementation Programs

10.C.a **Develop a Business Inventory List**

Develop a business inventory list based on information on file at various County departments and agencies and provide it to the Economic Development Company to facilitate the tracking of new business starts and home based businesses which may need incubator and other small business support services. Additionally, the list could be utilized to update the inventory of manufacturing firms so the directory may be used to organize venture forums, bringing together similar businesses to discuss technologies, ideas, opportunities in confidence.

10.C.b **Review the County's Entitlement Programs**

Identify policies, regulations, fees and other issues related to the County's programs for the issuance of various permits, licenses and other entitlements that are particularly burdensome to small businesses and develop solutions, such as a graduated payment plan for mitigation fees.

10.C.c **Provide Technical Assistance for Economic Development Workshops**

Provide technical assistance to and participate in local seminars and workshops sponsored by local organizations, such as Chambers of Commerce or the Economic Development

Company, to provide information to entrepreneurs on local government regulations.

10.C.d Support Columbia College Speakers Bureau

Encourage the continuation of the Columbia College Speakers Bureau with topics focusing on services available within the County which are provided for entrepreneurs.

10.C.e Provide Small Business Resources at County Library

Maintain a section at the Tuolumne County Library to hold a bibliography of books, cassettes, videos, pamphlets and other resource materials helpful to the entrepreneur. Include items such as books and other materials of interest, a list of volunteers willing to help entrepreneurs, the business start-up packet, and a schedule of seminars, classes and workshops on start-ups.

GOAL 10.D Identify financial sources which could be obtained for economic development purposes.

Policies

10.D.1 Provide financial support to economic development programs and activities.

10.D.2 Support programs and community funding capacity for assisting development and support of micro-enterprise activities in Tuolumne County.

Implementation Programs

10.D.a Support Continued Provision of the Revolving Loan Fund

Support the continued provision of a county wide revolving loan fund to assist local businesses in expansion or retention activities.

10.D.b Continue to Support the Economic Development Company and Visitor's Bureau

Continue to allocate funds to the Tuolumne County Economic Development Company or similar entity and the Visitor's Bureau on an annual basis.

10.D.c Support Implementation of the Recycling Market Development Zone

Support the implementation of the Recycling Market Development Zone.

10.D.d Support Assistance Programs for Local Micro-Enterprises

Encourage and support local agencies' individual and collaborative efforts to develop funding and technical assistance sources for local micro-enterprises.

GOAL 10.E Facilitate the development of adequate amounts of commercial, industrial and recreational facilities to provide jobs for County residents and diversify the local economy.

Policies

- 10.E.1 Identify adequate areas within the County which will be appealing to, and capable of accommodating, industrial and other employment-generating development.
- 10.E.2 Encourage the development of adequate commercial uses and community facilities in each community to meet the needs of the County's growing population.
- 10.E.3 Promote a balance between commercial, industrial, recreational and residential land uses in each community in the County so as to minimize the travel distance required for shopping trips and the journey to work.
- 10.E.4 Encourage home occupations and cottage industries throughout the County to support small businesses.
- 10.E.5 Encourage and promote the development of housing for all income levels of the County's labor force.

Implementation Programs

10.E.a Maintain Suitable Lands Inventory

Create and maintain a database inventory of suitable sites in Tuolumne County for industrial, commercial, and recreational development based on land use designations, zoning, infrastructure availability, transportation, proximity to labor and market and other factors utilizing the County's Geographic Information System (GIS). This inventory will address ownership, zoning, infrastructure capacities and other site attributes and constraints.

10.E.b Designate and Prezone Land for Business Related Development

Determine the amount of land needed for commercial, industrial and recreational development to meet the County's needs during the 25-year planning horizon of this General Plan and, utilizing the GIS database inventory of suitable land for such uses, designate the respective amounts of land needed for each use on the land use diagrams. Prezone the land in accordance with the land use designation to make it more available for development.

10.E.c Provide for Home Occupations

Continue to allow home occupations and cottage industries within residential areas subject to specific criteria. Provide guidelines on home occupations to be included in the business start-up packet. Include information on the criteria for determining whether or not a business qualifies as a home occupation.

10.E.d Provide for Housing for All Income Levels

Identify areas of the County suitable for development of housing for all income levels and designate adequate amounts of land for such development on the General Plan land use diagrams.

GOAL 10.F Encourage the retention and expansion of existing businesses and encourage new business and industry to locate in Tuolumne County to generate local employment opportunities and help diversify the local economy, while maintaining its environmental and cultural integrity.

Policies

- 10.F.1 Encourage the building of the local economy and its associated new commercial and industrial development in a manner which recognizes the importance to wisely conserve, utilize and promote the County's scenic beauty, natural and cultural resources, environmental setting and educational assets.
- 10.F.2 Encourage the expansion of the tourist industry by supporting new development that serves that industry.
- 10.F.3 Encourage improvement of the physical appearance of the County, while promoting retention of structures and other features which contribute to the County's character.
- 10.F.4 Encourage and support regional and local business recruitment efforts initiated by the various economic development organizations operating in the county which, whenever possible, target businesses who will utilize goods and support services capable of being provided by existing local businesses.
- 10.F.5 Enhance and promote the position of Tuolumne County as a regional trade center for the Mother Lode region.
- 10.F.6 Enhance and promote the position of Tuolumne County as a regional recreational center for the Central Valley and Bay Area regions.
- 10.F.7 Promote and support the film industry through the preservation of natural and cultural resources.
- 10.F.8 Promote the concept of "doing business locally".

Implementation Programs

- 10.F.a Create Urban Buffers

Maintain the County's rural character by utilizing transitional land uses around urban areas as buffers between communities and agricultural areas and timberlands, including rural density development, recreation areas, cluster developments, and natural features such as streams, ridgetops and large stands of trees.
- 10.F.b Consider Topography in Development Proposals

Encourage commercial, industrial, and recreational development to be designed to blend with the existing topography and vegetation.
- 10.F.c Consider Architectural Design in Development Proposals

Encourage commercial development to be designed in an architectural style that reflects the County's indigenous materials or is compatible with the historic Mother Lode design features or is consistent with the architectural guidelines in communities with design review zoning.
- 10.F.d Encourage Screened Parking Areas

Conserve the scenic qualities of the County by encouraging parking areas for commercial and industrial establishments be located behind buildings or screened by vegetation or topography from view from scenic routes and major and minor collector roads.

- 10.F.e **Encourage Native Vegetation in Landscape Proposals**
- Encourage commercial and industrial developments to retain native vegetation by incorporating existing stands of trees into their site designs and include native species in their landscape plans.
- 10.F.f **Encourage signage to be visually appealing**
- Regulate signage in terms of size, quantity and location in commercial and industrial portions of the County in order to improve the visual attractiveness and appeal of the County to new business, and to protect and enhance its visitor-serving and recreational activities.
- 10.F.g **Continue to Offer Tax Incentives for Historic Preservation**
- Continue to offer property tax incentives for historic preservation efforts through implementation of the Mills Act and update Resolution 171-92 to reflect legislative changes to the Mills Act when necessary. The Mills Act program will aid in encouraging the adaptive reuse of historic structures for business enterprises.
- 10.F.h **Maintain Inventory of Sites Suitable for Business Related Uses**
- Encourage the attraction of businesses and industries by maintaining a database of available sites, fast track permit processing and pre-zoning suitable sites.
- 10.F.i **Promote Recreation Opportunities**
- Coordinate with local economic development organizations to include the County's recreation opportunities and tourism potential in their promotional activities.
- 10.F.j **Encourage Development of Recreation and Tourist Facilities**
- Encourage and support private sector initiatives to develop recreational and tourist-oriented facilities, such as a multi-purpose convention center.
- 10.F.k **Fast-track Film Permits**
- Continue to "fast-track" film permits through the permitting process in order to expedite movie, television, commercial and other cinematic or video productions.
- 10.F.l **Continue to Give Preference to Local Vendors**
- Continue to incorporate language into County invitations to bid for goods and services indicating preference for local vendors and suppliers, other factors being equal; exercise such preference in selecting vendors and suppliers; develop a list, by type of goods and services, of local vendors for County acquisitions and purchases.

GOAL 10.G Link human resources development and services programs and agencies with economic development agencies.

Policies

- 10.G.1 Support the local high schools, Columbia Community College, Mother Lode Job Training and other agencies that provide job training and career counseling in offering the type of training that local employers need and want.

- 10.G.2 Assist and support local economic development programs and private employers in efforts to obtain job training aid through State and Federal Programs.

Implementation Programs

- 10.G.a Provide Assistance to Agencies Applying for Job Training Funding
- Provide technical assistance and data to other local agencies and organizations who require such support to apply for job training and employment development grants and allocations.
- 10.G.b Participate in Mother Lode Job Training Program
- Participate in the Mother Lode Job Training program, and the internship programs at Columbia Community College and Tuolumne County's high schools, by providing job training sites in various County agencies.

Responsibility for Programs: Administration of the Implementation Programs listed in this element is the shared responsibility of the Board of Supervisors and all Tuolumne County governmental agencies with the Planning Department serving as the primary administrator under the direction of the Board of Supervisors.

Funding Sources: Administration of Implementation Programs listed herein will be funded through the County's various funds.

Time Frame for Implementation: The target date for implementation of the programs listed in this element related to revising County regulations and procedures is FY 97-98; all other programs are ongoing.

CHAPTER 11: AGRICULTURAL RESOURCES ELEMENT

INTRODUCTION

The Board of Supervisors has directed the inclusion of an Agricultural Resources Element into the General Plan to acknowledge the importance of agricultural production in and to Tuolumne County.

The purpose of the Agricultural Resources Element is to establish policies and implementation programs to promote the stability and productivity of the County's agricultural lands and industries. This Element is intended to provide clear guidelines for decisions in agricultural areas. It is also intended to express policies that promote and protect the current and future needs of the agricultural industry.

If new technology is developed for the agricultural industry which is not consistent with the policies and implementation programs contained herein, the County shall consider amendments to this Element consistent with the commitment to encourage the maintenance of a healthy agricultural sector of the County's economy.

GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

GOAL 11.A **Limit intrusion of new development into agricultural areas by avoiding the conversion of agricultural lands to residential, nonagricultural commercial, or industrial uses except those uses that are determined to be agricultural support.**

Policies

- 11.A.1 Avoid the conversion of High-value Agricultural Lands¹ from the AG (Agriculture) general plan designation and compatible zonings.
- 11.A.2 Avoid the conversion of Agricultural Lands of Local Importance² to a nonagricultural general plan designation or zoning district.
- 11.A.3 Allow conversion of Agricultural Lands of Limited Importance³ to an appropriate nonagricultural general plan designation and zoning district.
- 11.A.4 Grant exceptions to these policies regarding conversion of agricultural land only where the locational relationship of the land together with the use proposed would provide a public benefit of such magnitude as to justify the exception.
- 11.A.5 Adhere to the following residential density and commercial and industrial intensity standards which will satisfy the goals of this Element:

1 High-value Agricultural Lands are those parcels which receive a score of 175 or higher as determined by the agricultural rating system matrix.

2 Agricultural Lands of Local Importance are those parcels which receive a score of at least 125 but not more than 174 as determined by the agricultural rating system matrix.

3 Agricultural Lands of Limited Importance are those parcels which receive a score of 124 or lower as determined by the agricultural rating system matrix.

- a. Residential density immediately adjacent to high-value agricultural land should not exceed two dwelling units per 37 acres.
- b. Residential density immediately adjacent to agricultural lands of local importance should not exceed one dwelling unit per 10 acres.
- c. Residential density immediately adjacent to agricultural lands of limited importance should not exceed one dwelling unit per five acres.
- d. Commercial or industrial development adjacent to high-value agricultural lands or agricultural lands of local importance should not significantly conflict with adjacent agricultural operations.
- e. Development adjacent to agricultural lands of limited importance should demonstrate that the use proposed would not be substantially detrimental to adjacent agricultural operations.
- f. Development applications not meeting criteria a, b, c, d, or e shall be reviewed by the Agricultural Advisory Committee.

Implementation Programs

11.A.a Encourage Protection of Agricultural Lands

Encourage the protection of agricultural lands through programs such as the voluntary purchase or transfer of development rights. This could be accomplished by establishing a conservation easement on the land. The easement could take the form of a deed restriction or be placed in a trust, such as the American Farmlands Trust or the Tuolumne County Land Trust, Inc., for a specific period of time.

11.A.b Establish Development Rights for High-value Agricultural Land

Base development rights for high-value agricultural land on a residential density of one dwelling unit per 5 acres if a transfer of development rights, or similar, program is implemented.

11.A.c Establish Development Rights for Agricultural Lands of Local Importance

Base development rights for agricultural lands of local importance on a residential density of one dwelling unit per 10 acres if a transfer of development rights, or similar, program is implemented.

11.A.d Establish Development Rights for Agricultural Lands of Limited Importance

Base development rights for agricultural lands of limited importance on a residential density of one dwelling unit per 20 acres if a transfer of development rights, or similar, program is implemented.

11.A.e Utilize the Agricultural Rating System Matrix

Utilize the Agricultural Rating System matrix to evaluate applications for land development projects and agricultural lands located adjacent to proposed development sites for the purpose of applying the policies and implementation programs contained in this Element.

Exceptions to Agricultural Rating System Matrix

Grant exceptions to the policies and implementation programs regarding conversion of agricultural land contained in this element only when such exception is approved by a three-fifths vote of the full Board of Supervisors.

AGRICULTURAL RATING SYSTEM

FACTOR	LOW 2	MEDIUM 4	HIGH 6	VERY HIGH 8	RATING WEIGHT
Parcel Size (Select 1) Rangeland	<37 Ac	37-79 Ac	80-300 Ac	>300 Ac	8
Orchards & Hay	<20 Ac	20-37 Ac	37-79 Ac	>79 Ac	
Specialized	<10 Ac	10-19 Ac	20-37 Ac	>37 Ac	
Production (Select 1) Rangeland	Moderate density grass cover, mostly undesirable grass species, legumes generally not present.	Moderate density grass cover, some undesirable grass species, some legumes present.	Good density, mostly desirable grass species, some legumes present.	Heavy density, mostly desirable grass species, legumes generally abundant.	4
Orchard/Hay/Specialized	Poor	Fair	Good	Very Good	
Water Availability Natural Water	None	Seasonal Creek	Pond or Spring	Live Creek	2
Developed Water	None	Groundwater or stock pond	Reservoir	Contracted Water*	2
Physical Characteristics	Generally shallow and rocky soil, steep terrain prevalent, significant northern aspects, vegetation exemplified by chamise and manzanita.	Generally medium depth soil, some steep terrain, some northern aspects, vegetation exemplified by Live Oaks.	Generally good soil depth, gentle to rolling terrain, mostly southern or western aspect. Vegetation exemplified by Blue Oaks.	Generally deep alluvial soil, level to gentle terrain, good aspects. Vegetation exemplified by Blue Oaks /Valley Oaks.	4
Adjacent Use Number of non-agricultural or non-open space parcels adjacent (does not include RE-10 for purposes of this matrix).	>4	3-4	1-2	None	4
Number of agricultural or open space parcels adjacent (includes A-10, A-20, A-E, O, O-1, and TPZ)	None	1-2	3-4	>4	4
Adjacent Roads	Arterial road	Collector road	Local road	None	2
Public Services	Public Services available.	Public Services easily accessible.	Public Services difficult to access.	Public Services generally not available.	4

* e.g. Tuolumne Utilities District Ditch System, PG&E Ditch System, Hetch Hetchy, effluent.

GOAL 11.B Stabilize agricultural use at the urban fringe.

Policies

- 11.B.1 Limit intrusion of urban development into agricultural areas.
- 11.B.2 Reduce economic pressure for conversion of agricultural land.
- 11.B.3 Limit the intrusion of growth-inducing public services into agricultural areas.
- 11.B.4 Guide development away from high-value agricultural lands or encourage development on non-agricultural lands or agricultural lands of limited importance.
- 11.B.5 Encourage development within an existing jurisdiction or sphere of influence before approval of any annexation which would convert existing high-value agricultural lands or agricultural lands of local importance to nonagricultural land uses.

Implementation Programs

11.B.a Areas Within and Around Defined Communities

Designate adequate land in and around existing and new defined communities for urban land uses to provide for desired growth. Limit the future conversion of non-urban designated land to urban designations to parcels immediately adjacent to the urban growth boundaries established on the General Plan maps.

11.B.b Make Findings Prior to Approving Expansion of Urban Growth Boundaries

Make one of the following findings before approving expansion of urban growth boundaries established on the General Plan maps:

1. The proposed development would not result in reduced productivity or increased costs of an agricultural operation.
2. The proposed development would not contribute to the deterioration of the rural setting, agricultural landscape, and operation practices of the adjacent agricultural areas.
3. The community's need for the development in the proposed location is so important as to justify an exception to the policies and implementation programs contained within this Element.

GOAL 11.C Minimize conflicts between agricultural and non-agricultural uses.

Policies

- 11.C.1 Allow agriculturalists to manage their operations in an efficient, economic manner while minimizing conflict with non-agricultural uses.
- 11.C.2 Establish a buffer between agricultural land uses and residential/non-agricultural land uses. It shall be the obligation of the party seeking the land use change to insure that a sufficient buffer is established between the parcels. The buffer shall favor protection of the agricultural land.

Implementation Programs

11.C.a Buffer Zones Around Agricultural Land Uses

Establish standards for buffer zones between non-agricultural uses and existing land that meets the criteria for high-value agricultural lands or agricultural lands of local importance.

11.C.b Buffer Zones Around Non-agricultural Land Uses

Establish standards for buffer zones between new agricultural operations and existing non-agricultural uses.

11.C.c Prohibit Construction of New Residential/non-agricultural Buildings

Prohibit construction of new residential/non-agricultural buildings, resulting from development approved subsequent to adoption of this Element closer than 200 feet from the boundary of a parcel classified as high value agricultural land or agricultural land of local importance. This setback may be reduced by the Planning Director, with concurrence of the Agricultural Advisory Committee, upon receipt of evidence that the setback would result in a significant hardship to the applicant. Such reduction in the setback may be denied if it is determined by the Planning Director, with concurrence from the Agricultural Advisory Committee, that it will result in a significant hardship to the owner of the adjoining agricultural property.

11.C.d Apply the Provisions of the "Right to Farm" Ordinance

Apply the provisions of the "Right to Farm" ordinance (Tuolumne County Ordinance Code, Chapter 5.20) to minimize conflict and resolve disputes between agricultural operations and nearby non-agricultural land uses.

11.C.e Minimize Impacts and Resolve Conflicts Through Conditions of Approval

Minimize impacts to existing agricultural operations or use and resolve anticipated conflicts between agricultural operations and new development through conditions of approval made a part of such new development.

11.C.f Share Maintenance of Preexisting Common Fence Lines

Require that maintenance of preexisting common fence lines be the joint responsibility of the existing agricultural use and adjacent new development through conditions of approval made a part of such new development.

GOAL 11.D Manage agriculturally-related industrial and commercial uses in agricultural areas to facilitate local agricultural production.

Policies

11.D.1 Facilitate local agricultural production, by allowing the following agricultural support services where appropriate within agricultural areas:

- a. Those facilities which supply an agricultural need such as: farm supply, feed sales, agricultural product storage, or feed yards.
- b. Those facilities which benefit agriculture by processing or packaging agricultural products such as: slaughtering facilities, packing sheds, canneries, wineries or

sawmills.

c. Those facilities which benefit agriculture by converting agricultural by-products to other uses such as: livestock feed yards or alternative energy power generation, utilizing agricultural by-products.

d. Those facilities which process rock, aggregate gravel, or minerals.

11.D.2 Allow agricultural support services located in agricultural areas as conditional uses on land zoned as exclusive agriculture.

11.D.3 Restrict agricultural support services allowed as a conditional use on land zoned for agriculture to no greater in operational size than necessary to accommodate existing local agricultural needs.

11.D.4 Require that, if application is made for an agricultural support service which could potentially conflict with existing residential development, the applicant must demonstrate that the support service could operate in such a manner so as to preserve the integrity and stability of the residential area.

11.D.5 Recognize that it is the express intent of this goal not to conflict with or supersede any conditions set forth under state laws or county ordinances or resolutions adopted pursuant to the California Land Conservation Act (Williamson Act) of 1965, as amended.

11.D.6 Recognize that it is the express intent of this goal to allow as a permitted or conditional use agricultural support services secondary to the actual agricultural operations, which would not deteriorate the rural setting, agricultural landscape, or operational practices of the adjacent agricultural areas.

Implementation Programs

11.D.a Allow Agricultural Support Services as Permitted or Conditional Uses

Amend Title 17 to provide for agricultural support services located in agricultural areas as permitted or conditional uses on land zoned for agriculture.

11.D.b Limit Agricultural Support Services Accessory to Agriculture

Provide for agricultural support services allowed as conditional uses on land zoned for agriculture to be no greater in operational size than that necessary to accommodate existing local agricultural needs and shall remain accessory to agricultural uses in the area through conditions attached to development permits and other approvals for such agricultural support services.

11.D.c Require That Agricultural Support Services Are Not Detrimental to Existing Nonagricultural Development

Require that agricultural support services approved or expanded subsequent to adoption of this Element demonstrate that they can be operated in a manner not substantially detrimental to existing nonagricultural development in the vicinity of the proposed use.

Responsibility for Programs: Administration of the Implementation Programs listed in this Element is the responsibility of the Board of Supervisors, Planning Department and Agricultural Commissioner with the Planning Department serving as the primary administrator.

Funding Sources: Administration of the Implementation Programs listed herein will be funded through the County's General Fund.

Time Frame for Implementation: Implementation of the programs listed in this Element related to amending the County's development regulations will be completed by FY 97-98; all other programs are ongoing.

CHAPTER 12: AIR QUALITY ELEMENT

INTRODUCTION

While the residents of Tuolumne County enjoy some of the best air quality in the state, the growing population of the County is accompanied by routine sources of air pollution: vehicles, industrial facilities, open burning, woodstoves and earth-moving equipment. The air quality of the County is further diminished by the transport of pollutants from the more industrialized and populated San Joaquin Valley and Bay Area. As these upwind areas continue to address their air quality issues—thereby reducing their impacts on Tuolumne County—the County must also incorporate into its plans the measures necessary to facilitate growth while protecting the public health and welfare.

The key provisions of an Air Quality Element include reducing vehicular emissions through land use planning and transportation planning that promote public transit, pedestrian and bicycle access to homes, businesses, schools and civic centers; siting sources of industrial air pollutants away from residences and other sensitive receptors; and minimizing wood smoke from woodstoves and burning activities associated with fire hazard reduction and forest management practices.

By mitigating the air quality impacts of population growth, protection can be provided for one of the natural resources that attracts many to this area—clean air.

GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

Economic Development

GOAL 12.A **Develop and sustain an air quality program that protects the public health and welfare while encouraging the economic vitality of local businesses and industries.**

Policies

- 12.A.1 Accurately determine and fairly mitigate the local and regional air quality impacts of land development projects proposed in the County.
- 12.A.2 Integrate land use planning, transportation planning, and air quality planning to make the most efficient use of public resources and to create a more livable environment.
- 12.A.3 Provide adequate sites for industrial development while minimizing the health risks to people resulting from industrial toxic or hazardous air pollutant emissions.

Implementation Programs

- 12.A.a Work with Other Agencies

Coordinate and cooperate with other local, regional and state agencies to develop a consistent and effective approach to air quality planning and management.

- 12.A.b Identify and Reduce Effects
- Require significant air quality impacts identified during California Environmental Quality Act review to be consistently and fairly mitigated.
- 12.A.c Implement Feasible Control Measures
- Require all air quality mitigation measures to be feasible, implementable and verifiable.
- 12.A.d Explore Alternatives
- Consider, during the review process, alternatives or amendments for proposed projects that may reduce emissions of air pollutants.
- 12.A.e Foster Innovation
- Encourage developers to implement innovative measures to reduce air quality impacts.
- 12.A.f Support Alternative Transportation Opportunities
- Coordinate the Land Use, Circulation and Air Quality Elements of the General Plan to provide for support of proposed land use projects by a multi-modal transportation system and that the land uses themselves support the development of the transportation system.
- 12.A.g Consider Development's Effects on Transit
- Consult with transit providers to determine project impacts on long range transit plans and require developers to mitigate the significant impacts identified.
- 12.A.h Assist with School Siting
- Work closely with school districts to identify future school sites that are compatible with land use, transportation and air quality plans.
- 12.A.i Encourage Mass Transit Access for Low-Income Housing
- Work with transit providers and developers to encourage the construction of low income housing developments that use transit-oriented and pedestrian-oriented design principles.
- 12.A.j Buffer Sensitive Receptors from Pollution Sources
- Establish buffer zones to separate new residential development projects and projects categorized as sensitive receptors (e.g., hospitals, convalescent homes and schools) from industrial sites and/or sites that may emit toxic or hazardous pollutants.
- 12.A.k Buffer New Sources from Sensitive Receptors
- Establish buffer zones to create an adequate distance between new air pollution point sources such as, but not limited to, industrial, manufacturing and processing facilities, and residential areas and sensitive receptors.

12.A.1 Encourage Compliance with Air Quality Regulations

Require new industrial development to comply with all federal, state and local air pollution control regulations, including the implementation of best available control technology where required.

Motor Vehicles

GOAL 12.B Reduce traffic congestion and vehicle trips through more efficient infrastructure and support for trip reduction programs.

Policies

12.B.1 Create a land use pattern that will encourage people to walk, bicycle or use public transit for a significant number of their daily trips.

12.B.2 Develop a modern transportation system that incorporates alternative transportation modes into the system design.

Implementation Programs

12.B.a Support Availability of Alternative Transportation

Encourage the use of alternative modes of transportation by incorporating public transit, bicycle and pedestrian modes in County transportation planning and by requiring new development to provide adequate pedestrian and bikeway facilities at suitable locations.

12.B.b Encourage Growth in Defined Communities

Discourage discontinuous urban development and encourage a compact development pattern in and around defined communities through the General Plan land use diagrams.

12.B.c Seek Funding for Mass Transit

Seek adequate funding for transit services so that transit is a viable transportation alternative. Consider requiring new development to pay its fair share of the cost of transit equipment and facilities required to serve new projects.

12.B.d Support Siting Schools Within or Adjacent to Communities

Work closely with school districts to help them choose school site locations that allow students to safely walk or bicycle from their homes.

12.B.e Secure Pedestrian Facilities Near Schools

Establish standards for new urban residential development to participate in the construction of pedestrian facilities necessary to allow children to safely walk to and from school or bus stops.

12.B.f Seek Grants for Sidewalks and Bike Trails

Pursue state and federal funds earmarked for new bicycle path and transit improvements.

12.B.g Promote Park-and-Ride

Work with Caltrans and transit providers to identify park-and-ride sites with convenient access to public transit.

12.B.h Plan Development to Reduce or Avoid Congestion

Encourage new development to be planned to result in smooth flowing traffic conditions for major roadways. This includes traffic signals and traffic signal coordination, parallel roadways and connections within and between neighborhoods where significant reductions in overall emissions can be achieved.

Energy Sources

GOAL 12.C Minimize air pollutant emissions from woodburning fireplaces and appliances.

Policies

- 12.C.1 Promote development that minimizes the use of energy sources that produce smoke and maximizes the use of energy conservation and clean or renewable energy sources.

Implementation Programs

12.C.a Limit New Fireplaces

Establish development standards to limit fireplace installations in new developments and prohibit such installations in areas of the County where resulting air quality impacts would be cumulatively significant.

12.C.b Mandate EPA-Certified Woodstoves

Require the installation of low-emitting, EPA-certified woodstoves or pellet stoves where such wood-burning devices are desired by the developers and/or future homeowners.

12.C.c Promote Energy Conservation

Encourage the incorporation of energy conservation into the design of residential and commercial buildings; such design considerations may include passive solar heating, supplemental solar water heaters, energy efficient lighting and additional insulation and weatherstripping.

Open Burning

GOAL 12.D Maintain an effective open burning enforcement program that protects the public health and welfare while recognizing the need to reduce vegetative matter for the purposes of fire hazard reduction, wildland vegetation management and forest ecosystem management.

Policies

- 12.D.1 Minimize the emissions and nuisance potential from residential open burning.

- 12.D.2 Work closely with federal, state and local agencies to minimize the emissions and nuisance potential from open burning activities associated with fire hazard reduction and forest management practices.

Implementation Programs

- 12.D.a Consider Alternative Disposal of Biomass that Reduces Open-Burning
- Encourage alternative methods of disposal of vegetative matter, including, but not limited to, composting, mulching or transporting the material to biomass facilities that accept it.
- 12.D.b Promote Community-based Biomass Alternatives
- Support community programs that reduce residential open burning, such as local pick-up and delivery of vegetative matter to biomass facilities or composting projects that do not create a public nuisance.
- 12.D.c Maintain Burn Day Hotline
- Provide public information through the media and the Air Pollution Control District Burn Day/No-Burn Day Phone Recorder regarding the allowable materials and appropriate burn times associated with responsible open burning.
- 12.D.d Enforce Open Burning Regulations
- Enforce applicable federal, state and local regulations pertaining to residential open burning.
- 12.D.e Promote Non-Burning Alternatives for Fire Hazard Reduction
- Support alternative methods of fire hazard reduction in the forests, including, but not limited to, selective thinning of timber stands and chipping of slash for fuel in biomass-fired utility boilers.
- 12.D.f Cooperate to Plan Wildland Prescription Burning
- Coordinate and cooperate with other agencies to plan and monitor prescribed fires to minimize the impact on public health, taking into consideration the size and location of the proposed burn and the expected weather conditions, among other parameters.
- 12.D.g Play Active Roll in Future Smoke Management
- Participate in committees and task forces that are established for the purpose of developing and discussing smoke management policies and practices necessary to meet the requirements of the Clean Air Act while effectively managing the resources of California.
- 12.D.h Continue Enforcing Open Burning Regulations
- Enforce applicable federal, state and local open burning regulations related to agriculture, wildland vegetation management, forest management, range improvement and fire hazard reduction.

Responsibility for Programs: Administration of the Implementation Programs listed in this Element is the responsibility of the Board of Supervisors, Air Pollution Control District, Planning Department, Department of Public Works, Fire Department, Department of Building and Safety and Environmental Health Division with

the Air Pollution Control District serving as the primary administrator.

Funding Sources: Administration of the Implementation Programs listed herein will be funded through the County's General Fund, Health Fund, Rural Fire Fund and State Subventions.

Time Frame for Implementation: Implementation of the programs listed in this Element related to amending the County's development regulations will be completed by FY 97-98; all other programs are ongoing.

CHAPTER 13: COMMUNITY IDENTITY ELEMENT

INTRODUCTION

"Quality of life" perhaps begins with the aesthetic and scenic values near one's living areas: a landscape that is a pleasure to live in, where the senses are heightened by its richness, aesthetic quality, and feeling of life; and, a place in which all valuable resources, both natural and urban, blend in concert to elevate the human spirit.

The rural environment of the Sierra foothills is characterized by a population generally dispersed throughout small town communities of mixed use development surrounded by large areas of open expanses consisting of agriculture, native vegetation, and low density development. Many communities within Tuolumne County have not as yet grown together because the open areas around them affords the opportunity to identify the community.

Roads and highways traverse areas of great scenic beauty within the County, offering enjoyable experiences for passing motorists, cyclists and hikers. The visual separation of the County's communities benefits from the conservation of open areas, especially along the road corridors connecting the communities. The relatively low density and scenic routes between communities and at entrances to the County give it much of its rural and natural character. Native vegetation and tree cover are important ingredients in this regard, as are the species of plants and their patterns in the natural and managed landscape.

The basis for our communities lies within their historic beginnings; each has its own unique assets, characteristics, identity and goals. The communities themselves are in a strong position to assist the County in assessing the extent of their particular need to apply County policies regarding the preservation of small town atmosphere and surrounding open areas in their pursuit of long-term goals. Tuolumne County has long used local citizen planning committees to define existing communities, growth boundaries and buffer areas and will continue to do so in the future.

Tuolumne County is made up of the following defined communities: Strawberry, Sugar Pine/Mi-Wuk Village, Sierra Village, Long Barn, Twain Harte, Tuolumne, Soulsbyville, Crystal Falls/Mono Vista, Cedar Ridge, Columbia, West Sonora, Standard, East Sonora, Jamestown, Chinese Camp, Moccasin, Lake Don Pedro, Big Oak Flat and Groveland/Pine Mountain Lake. A new community is also proposed off Lime Kiln Road to provide a new area for accommodating part of the County's anticipated population growth and to facilitate dispersion of that growth among communities and throughout the County. The Community Identity Element is the framework for preserving the uniqueness and character of each of these communities. The General Plan addresses standards for some of these communities in individual community plans.

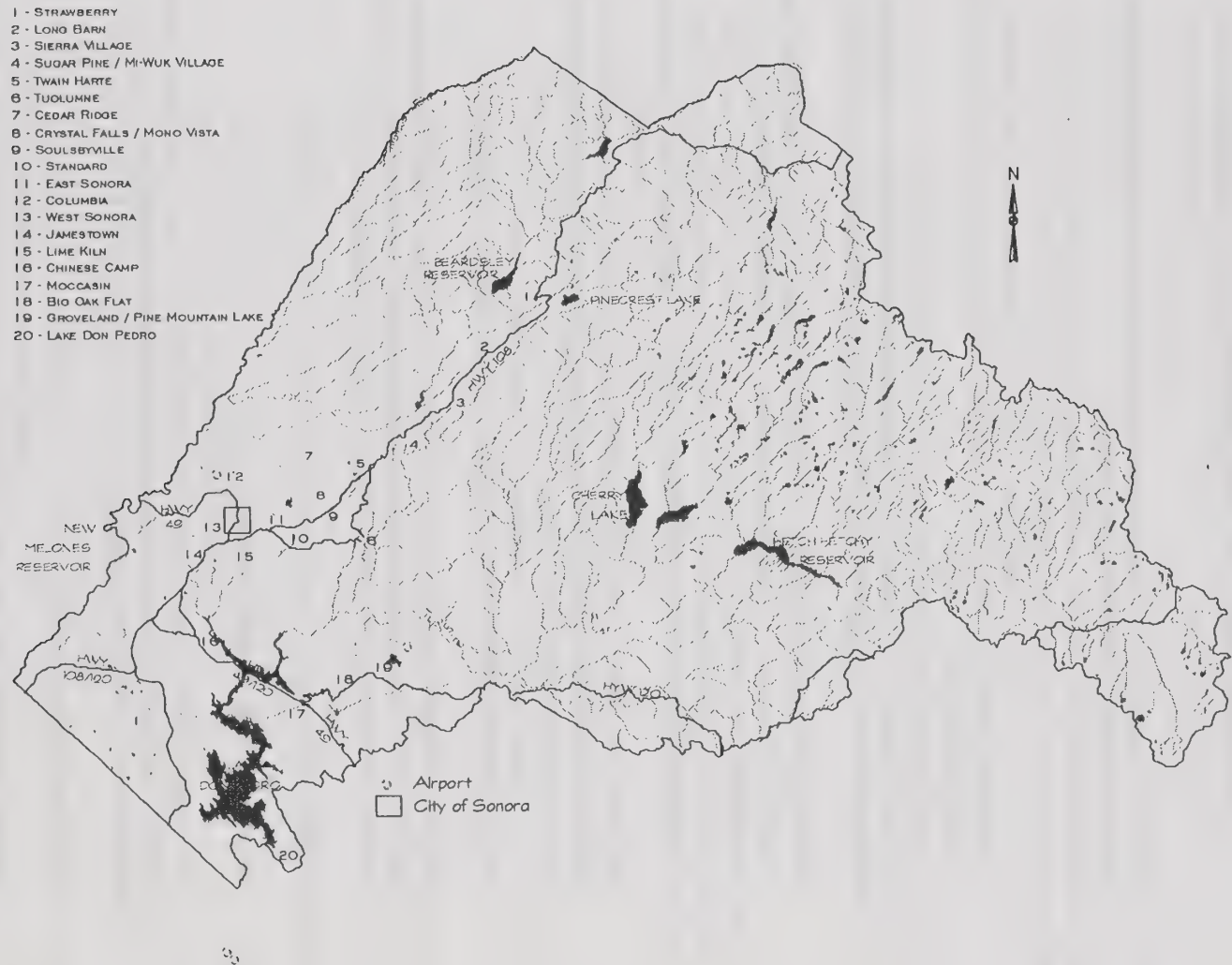
The individual community plans clearly endorse the development of mixed use towns and urban centers surrounded by residential neighborhoods. The plans promote a sense of community, foster a pedestrian-friendly environment, and respect historic growth patterns of dense, mixed-use communities surrounded by ranchlands, timberlands and open areas. Focus is on designing the community rather than the individual structures.

It has been observed that when history and progress collide, it is a wise community that honors its heritage with good planning practices. It is the presence of the past that contributes immeasurably to community identity, rural character, cultural continuum and economic vitality in the form of tourism. It is both reassuring and invigorating to maintain this continuity with the achievements of past generations and to perpetuate them into the future.

The Community Identity Element is designed to recognize each of the County's communities and establish a blueprint for creating more liveable environments while preserving and enhancing the character and identity of each community. By doing so, future development will be guided to promote compact urban development, provide for efficient and cost-effective infrastructure, conserve resource lands, and safeguard environmentally sensitive lands.

FIGURE 13.1

EXISTING AND PROPOSED DEFINED COMMUNITIES



GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

GOAL 13.A Maintain separation of communities through the establishment of open space and buffer areas around urbanizing areas.

Policies

- 13.A.1 Promote the conservation of the natural scenic quality of hillsides and hilltops surrounding defined communities.
- 13.A.2 Encourage retention of features important to the context or setting of cultural resources such as mature trees, retaining walls, viewsheds, hills, bridges and old rock fences.
- 13.A.3 Maintain existing and create new buffer areas between defined communities through the use of agricultural lands, timberlands, open areas, rural density development, clustering of land uses, and recreational uses.
- 13.A.4 Discourage strip development along the County's arterials connecting communities.
- 13.A.5 Encourage the efforts of individual communities which desire to promote the compatibility of new development with the architectural types or natural setting at the entrances to and within their respective communities.
- 13.A.6 Encourage cluster development to promote the retention of open areas.
- 13.A.7 Require new development at the entrances to rural communities be designed to include elements such as signage, landscaping and appropriate architectural detailing to help establish and maintain distinct identities for such communities.

Implementation Programs

- 13.A.a Conserve Scenic Hillsides and Hilltops

Encourage hillside development to be designed and located to be compatible with, rather than imposed on, the landscape and environment by minimizing the amount of grading and topographical alteration it necessitates.
- 13.A.b Conservation Easement

Consider providing an incentive program to encourage private landowners with visually significant property to grant or sell a conservation easement to protect the land as open space.
- 13.A.c Support Community Efforts to Retain Scenic Character

Support the efforts of individual defined communities which desire to promote the compatibility of new development with their respective characters. Support may include the formulation of design guidelines to assist developers in designing projects that reflect the architectural designs that characterize a given community.
- 13.A.d Maintain Boundaries Between Communities

Designate land between defined communities for non-urban land uses, except where there are recognized concentrations of urban uses outside of defined communities, to protect the

individual character of each defined community and to maintain distinct boundaries between the communities.

13.A.e Design Considerations with Cluster Development

Amend the Tuolumne County Ordinance Code to recognize and, where appropriate, promote cluster development through the use of acceptable design and construction standards for the creation of buffer areas and in support of compact development.

GOAL 13.B Advocate the master planning of new and existing communities to direct the development of integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.

Policies

- 13.B.1 Identify urban growth areas of the defined communities that will accommodate growth during the General Plan's 25-year planning period. Each community should be considered as an urban core, surrounded by suburban residential development with a buffer between urban and rural areas.
- 13.B.2 Require new defined communities to meet the following objectives:
- a. Concentrate higher-density residential uses and appropriate support services in areas with access to public transportation and with adequate road access.
 - b. Support the development of integrated mixed-use areas , including residential, recreational, retail, office, open space and public uses, while making it possible to travel by transit, bicycle or foot, as well as automobile.
 - c. Provide buffers between residential and incompatible non-residential land uses.
 - d. Enhance community identity by establishing design guidelines for non-residential development, such as commercial centers.
 - e. Provide a bicycle path and pedestrian walkway network to link public facilities, housing, recreational facilities and commercial and community services.
- 13.B.3 Require new defined communities to be comprehensively planned, rather than developed on an individual property by property basis.
- 13.B.4 Require master planned communities to provide adequate public services and infrastructure to support the community.
- 13.B.5 Encourage mixed use areas to include community focal points to serve as gathering and/or destination points. Examples of focal points include civic centers, parks, fountains, monuments and street vistas. On-site natural features, such as wetlands and streams, can also function as focal points.
- 13.B.6 Encourage the creation of specialized open areas in the form of squares, greens and parks whose frequent use is encouraged by their proximity to workplace and residential districts.
- 13.B.7 Encourage new development to be designed to be compatible with the scale and character of the area. Structures, especially those outside defined communities and urban and commercial centers, should be designed and located so that:

- a. The structures themselves do not silhouette against the sky above ridgelines or hilltops; landscaping could be used as a buffer around the structure.
- b. Rooflines and vertical architectural features blend with and do not detract from the natural background or ridge outline.
- c. They fit the natural terrain.
- d. They utilize building materials, colors and textures that blend with the natural landscape and avoid high contrasts.

13.B.8 Support the location of new school facilities that provide convenient and safe access for students; schools should be linked by footpaths to surrounding residential neighborhoods.

13.B.9 Provide each community or cluster of communities with a well defined boundary, such as rural development or agricultural activities.

Implementation Programs

13.B.a Growth Boundaries

Designate adequate land in and around existing and new defined communities for urban land uses to provide for the growth projected by the State Department of Finance and limit the future conversion of land with non-urban designations to urban designations to parcels immediately adjacent to the urban growth boundaries established on the General Plan land use diagrams.

13.B.b Mixed Use

Designate land for integrated mixed-use areas which may include residential, recreational, retail, office, open space and public uses to facilitate travel by transit, bicycle or foot, as well as automobile, and to promote a sense of community.

13.B.c Community Plans

Develop Community Plans for defined communities that wish to guide development activity over the General Plan's 25 year planning period which would be compatible with the cultural, historical and natural resources of the respective defined communities.

13.B.d Infrastructure

Establish urban boundaries around defined communities on the General Plan maps to promote the efficient use of urban infrastructure and services. This will also serve to promote the improvement of infrastructure within the communities to meet standards for infill development, such as fire flow.

13.B.e Site Design

Support the establishment of design criteria for those communities that wish to create balance for streets and structures with the community's scale and character; place neighborhood commercial centers within convenient walking distance of most neighborhood residents; utilize natural vegetation buffers and screening techniques in relationship to adjacent residential development; and provide public parks and spaces in proximity to workplace and residential neighborhoods.

13.B.f Public Accessibility

Encourage, where feasible, the incorporation of publicly accessible open areas, including parks, courtyards and gardens, into public improvements and private projects. For example, private development bordering a public park should integrate with the park by providing a courtyard or garden to visually link the development to the park and provide access between the development and the park.

13.B.g Pedestrian Accessibility to Commercial Development

Designate land for neighborhood commercial development within walking distance of residential areas to encourage alternative methods of transportation and eliminate the dependence on automobile transportation.

13.B.h Buffers

Designate adequate areas for greenbelts comprised of non-urban land uses, open areas, parks and recreational facilities in and around defined communities to meet the needs of growing populations and to reflect the needs of the County's changing demographics.

13.B.i Review of Land Use Designations

Provide for periodic review of land use designations within the defined communities to ensure sufficient land is available to accommodate the expansion of community areas, including sites for affordable housing. The County will continue to work with property owners in changing land use designations to meet future needs.

GOAL 13.C Recognize, preserve and enhance the character and identity of each of the County's individual communities with new urban development encouraged to occur within and adjacent to existing communities and in planned new communities.

Policies

13.C.1 Encourage infill development within defined communities. New urban residential subdivisions should occur within or immediately adjacent to defined communities.

13.C.2 Encourage the continued use and enhancement of existing public facilities located within the communities.

13.C.3 Provide incentives to preserve historically and architecturally significant buildings and structures.

13.C.4 Promote the preservation of and discourage substantial alteration to historically or architecturally significant buildings which serve as focal points of community design.

13.C.5 Assist in retaining the special character of historic districts and promote compatible development within historic districts by reducing, adapting and/or modifying some development standards within historic districts.

13.C.6 Establish incentive programs and adopt flexible development standards for rehabilitation, restoration and reuse of historic structures.

13.C.7 Encourage new development to be designed in an architectural style which is aesthetically appealing and blends into the architectural character of the individual community.

- 13.C.8 Encourage landscaping around parking lots to provide screening by retaining or replanting native vegetation and/or through the use of topography or other natural features and require landscaping to enhance new commercial and industrial development.
- 13.C.9 Continue to explore the design and construction of bypass roads around historic communities.
- 13.C.10 Establish road standards that allow rural character roadways, compatible with Tuolumne County Fire Department guidelines, when they are appropriate to create or maintain a small town atmosphere and preserve natural and cultural features such as steep slopes, drainages, tree lines, and historic features for consistency with community design objectives.

Implementation Programs

13.C.a Community Survey

Continue the County's program of surveying defined communities for cultural and historical features and resources which should be preserved and enhanced to protect the character of the community. Preservation of these resources shall be as provided in the Cultural Resources Element.

13.C.b Community Plans

Assist those communities that wish to formulate a community plan in developing a plan which considers community size so that housing, jobs, daily needs and other activities are within easy walking distance of each other.

13.C.c Buffer Areas

Establish buffer areas around existing residential neighborhoods to protect them from infringement of potentially incompatible land uses, such as agriculture, mining, industry, solid waste facilities, airports and sewage treatment facilities. These buffer areas may include building setbacks and/or limit land uses within an established distance of existing residences.

13.C.d Community Design Guidelines

Work with those communities that wish to develop design guidelines for new development within the defined communities. While these design guides should not require a specific architectural theme or style, except in historic districts, the guidelines should address:

1. Appropriate setbacks, building siting, building height and mass, landscaping, lighting and signage.
2. The type, size, location and planting of street trees.

13.C.e Commercial Development

Assist communities in formulating design standards for new commercial development within their boundaries to reflect the character of the individual community and, where appropriate, to integrate open areas into the development, taking advantage of any natural amenities such as creeks, hillsides and scenic views.

- 13.C.f Parking Design
- Encourage parking areas for new commercial, industrial and business park development to be located behind buildings or sufficiently screened from public roads.
- 13.C.g Mills Act
- Continue to implement the Mills Act in Tuolumne County and update Resolution 171-92 to reflect legislative changes to the Mills Act when necessary to provide reduction in property taxes through historic preservation.
- 13.C.h Fee Waiver
- Establish provisions for waiving fees for requests to zone to :H (Historic Combining) and :HDP (Historic Design Preservation Combining).
- 13.C.i Modified Development Standards
- Amend the Tuolumne County Ordinance Code to provide for reduced and/or modified development standards for work done on resources listed on the Tuolumne County Register of Cultural Resources which is consistent with the Secretary of the Interior's Standards and applicable design guidelines. These reduced and/or modified standards shall include reduced setbacks, reduced road standards, reduced landscaping requirements, density bonuses and in-lieu or off-site parking provisions.
- 13.C.j Building Setbacks within Historic Districts
- Establish building setbacks in historic communities that follow the same line as the historic structures to maintain a continuous commercial facade on all street frontages.
- 13.C.k Parking within Historic Districts
- Amend Title 17 of the Tuolumne County Ordinance Code to provide for off-site parking in historic districts to encourage parking for new commercial development to be consolidated in well-designed and landscaped lots or parking structures.
- 13.C.l Community Road Standards
- Develop standards which allow flexibility in design of new roads that will allow meandering roadways or roads that otherwise reflect a rural character, compatible with Tuolumne County Fire Department guidelines, when they are appropriate to create or maintain the character of existing communities or preserve natural and cultural features such as steep slopes, drainages, tree lines, and historic features for consistency with community design objectives.
- 13.C.m Bypass Alternatives
- Explore funding options for the design and construction of bypass roads around historic communities.

Responsibility for Programs: Administration of the Implementation Programs listed in this Element is the shared responsibility of the Board of Supervisors and Planning Department with the Planning Department serving as the primary administrator.

Funding Sources: Administration of the Implementation Programs listed herein will be funded through the County's General Fund.

Time Frame for Implementation: The target date for implementation of the programs listed in this Element related to amendments to the County's development regulations will be completed is FY 98-99; all other programs are ongoing.

CHAPTER 14: JAMESTOWN COMMUNITY PLAN

INTRODUCTION

Jamestown was originally settled as a mining camp in 1849, and by the peak of the Gold Rush, it had swelled to a thriving trading center with a population of 6,000. By 1855, permanent structures had been erected to house 30 stores and businesses including a bank, livery stable, doctors offices, drug stores, bakery, butcher shop, churches, schools, masonic hall, hotels, restaurants and many saloons. During the period between 1850 and 1860, seven structures which remain today were constructed including the O'Donnell House, Marengo Building, Pereira House, Hadley Building, Hickey House, Methodist Church and an unnamed residence.

The period from 1860 to 1890 saw a decline in Jamestown's and the County's overall population. A rebirth of prosperity was effectuated by the advent of hard-rock mining from 1893 to 1906. In 1897, Jamestown became and remained a transportation center with the propitious arrival of the Sierra Railroad. Several existing buildings on Main Street, including the Willow Hotel, were constructed during this auspicious time.

From 1900 to the present, Jamestown has experienced an undulation in the decline and boom of its growth pattern. The 1930's brought prosperity with the reopening of the gold mines. This boom was temporary, however, with the Federal Government's closing of the gold mines in order to divert the mining industry towards products necessary to meet the demands of the military during World War II. A decline in Jamestown's commerce ensued and was to last until the 1970's.

In the 1970's, Jamestown underwent a rebirth due to the growth of the County and the overall increase in tourism and mining. A resurgence of commercial development has occurred along Main Street and Highway 108 due to the efforts of a dedicated group of property owners, business people and other individuals in the Jamestown community. In order to direct the growth and preserve the historic Gold Rush character of Jamestown, local residents petitioned the Board of Supervisors to prepare specific development guidelines for the Jamestown community. In 1986, the Jamestown Area Planning Commission was appointed to prepare such guidelines. Their labor resulted in the adoption of the Jamestown Area Plan by the Tuolumne County Board of Supervisors on August 22, 1989. This Jamestown Community Plan is an updated version of the 1989 Jamestown Area Plan which reflects the following Vision Statement adopted by the Jamestown Area Planning Commission:

"The Jamestown Community Plan will promote the retention of our rural quality of life, allow for economic growth, promote the stewardship of our natural resources and respect our historical heritage."

What is the Jamestown Community Plan?

The Jamestown Community Plan is a part of the Tuolumne County General Plan that allows for greater local input into planning the growth and development of the community of Jamestown. This plan has been formulated to be consistent with the Tuolumne County General Plan but certain policies and implementation programs are more restrictive than the General Plan's in order to meet specific needs of the Jamestown Community. The Jamestown Community Plan has been formulated to complement the General Plan and, as such, its policies and implementation programs are to be implemented in addition to those contained in all of the elements of the General Plan. The long-range growth and development policies contained herein were framed to guide the Jamestown Community through orderly growth for the next 25 years.

What is the Jamestown Area Planning Commission?

The Jamestown Area Planning Commission was created by the Tuolumne County Board of Supervisors on January 28, 1986, through the adoption of Ordinance 1459. The Commission consists of residents within the boundaries of the Jamestown Community Plan who are charged with overseeing the implementation of this plan and guiding the community of Jamestown in meeting the goals for its future.

Updating and Amending the Community Plan

Due to increases in growth rates, increases in demands for services and changes in planning philosophy, there will always be a need to update and amend the Jamestown Community Plan.

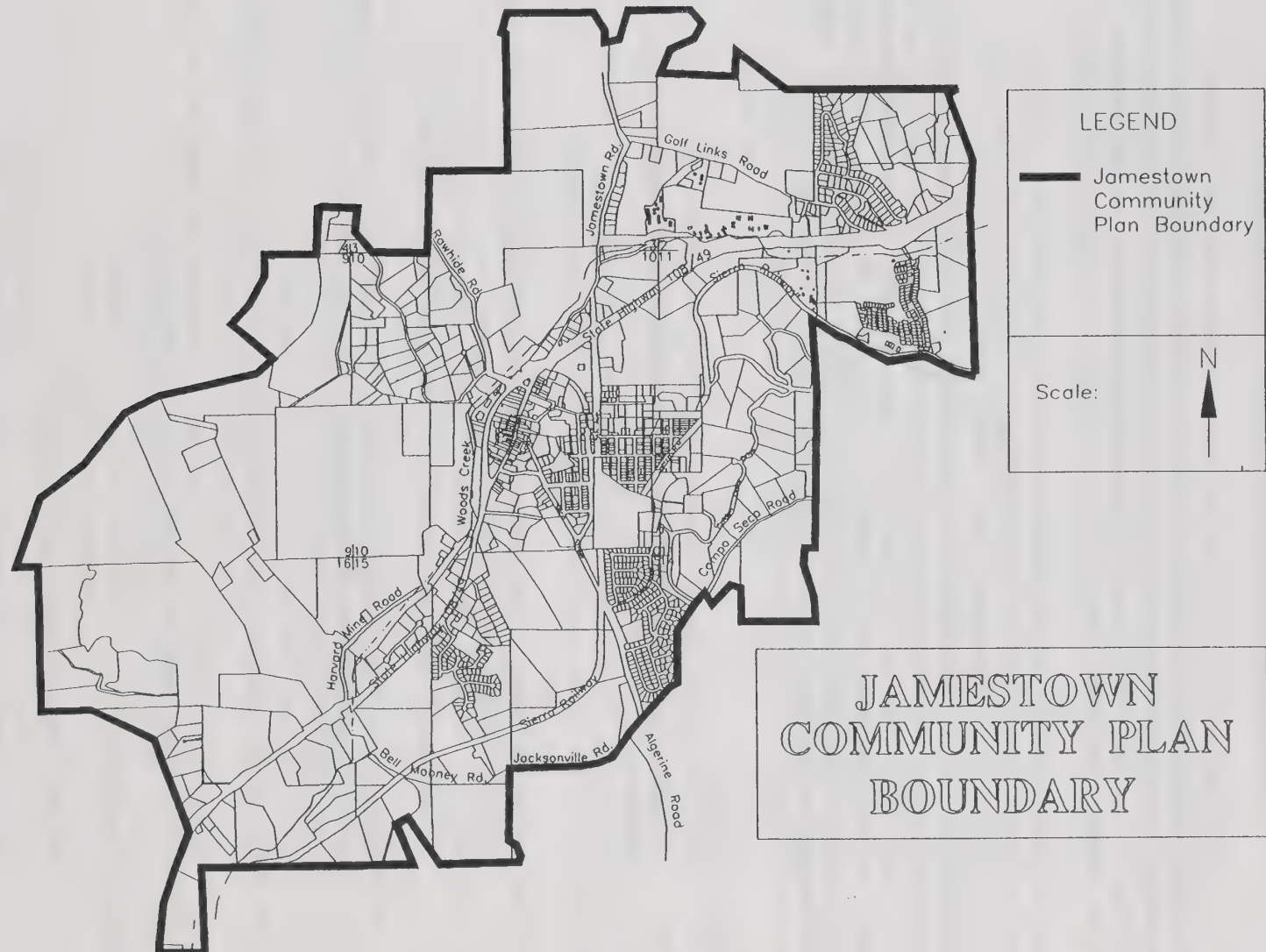
Amendments to the Community Plan may include changes to the diagrams as well as to the textual content. These amendments must be reviewed by the Jamestown Area Planning Commission and approved by the Tuolumne County Board of Supervisors.

At least once per year, the Jamestown Area Planning Commission will conduct a review of the Community Plan during a public hearing to assess the needs of the community and determine if amendments to the Community Plan should be initiated to direct the growth of Jamestown to meet those needs.

Implementation of the Community Plan

Implementation of the Jamestown Community Plan shall be in accordance with the programs for such described herein and with County ordinances and resolutions establishing standards for growth and development. New County regulations adopted after the effective date of the Jamestown Community Plan, which are more restrictive than said plan, shall be incorporated herein without formal amendment to this Community Plan.

FIGURE 14-1
COMMUNITY PLAN BOUNDARY DIAGRAM



GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

The Jamestown Community Plan is being formulated to provide local property owners, residents and businesses with a direct voice in land use decisions, and will provide security to individual land owners and provide a basis for decision making in regard to future development potential and land utilization. This plan includes the following goals, policies and implementation programs for fulfilling these purposes:

LAND USE

According to the 1990 census, the population of Jamestown was 2,178. By interpolating the State Department of Finance's projection figures for the County of Tuolumne as a whole, the population of Jamestown is expected to reach 2,959 by the year 2000 and 4,369 by the year 2020. This anticipated doubling of the population in the next 25 years will create a demand for housing, commercial services, jobs in industry and related public services. The challenges and mechanisms for meeting these demands, while preserving the small town character of Jamestown, are the subject of this section.

GENERAL LAND USES

GOAL 14.A Conserve the historic ambiance of Jamestown and maintain its rural, small town atmosphere.

Policies

- 14.A.1 Maintain the existing rural character of the Jamestown Community by preserving the mixture of urban and non-urban land uses found in the area.
- 14.A.2 Require signs to be compatible with the historic character of Jamestown.
- 14.A.3 Encourage all new development in the Design Review and Historic Design Preservation District and along the Highway 108/49 corridor to be designed in a manner that is compatible with Jamestown's historic theme.
- 14.A.4 Require new development to utilize landscaping for aesthetic and functional purposes.
- 14.A.5 Require new development within the Design Review area to comply with the Jamestown Design Guide to preserve the historic character of Jamestown.

Implementation Programs

- 14.A.a Mixture of Urban and Non-urban Development

Designate areas on the Jamestown Community Plan land use diagrams for a variety of urban and non-urban land uses to reflect the existing mixture of such uses that currently contribute to Jamestown's community identity.
- 14.A.b Historic Design Preservation (HDP) District

Continue to recognize the historic character of Jamestown by maintaining the Historic Design Preservation (HDP) District zoning of the portion of Jamestown encompassing and immediately surrounding Main Street.

14.A.c Design Review Area

Continue to maintain an area surrounding the Historic Design Preservation (HDP) District as a Design Review area in order to encourage the design of new development in a manner that complements the character of the historic district.

14.A.d Design Guide

Continue to maintain a design guide for new development that reflects the historic charm of Jamestown and encourage all new development within the Historic Design Preservation (HDP) District and the Design Review District surrounding it to be consistent with the Jamestown Design Guide.

14.A.e Signage

Establish the following standards for signage within the Jamestown Community Plan boundaries and amend the County's zoning ordinance, Title 17 of the County Ordinance Code, to incorporate these standards applicable to new development within the Jamestown community:

1. Detached signs exceeding 32 square feet in size shall be prohibited except for on-site commercial or industrial center signs.
2. The maximum height of any detached or freestanding sign shall be 16 feet as measured from the highest elevation at centerline of roads as they front the site.
3. The design and appearance of signs shall conform to the Jamestown Design Guide.
4. Plastic signs and interior lighted signs shall be limited within the Historic Design Preservation (HDP) District as follows:
 - a. On parcels fronting on Highway 108/49, a maximum of two (2) neon signs per business shall be allowed when oriented toward the Highway provided each sign does not exceed three (3) square feet in size and the provision of such a sign complies with the signage standards specified in Title 17 of the Tuolumne County Ordinance Code. Such signs shall be prohibited on all other parcels within the HDP District.
 - b. On parcels fronting on Highway 108/49, plastic and interior lighted signs shall be permitted when oriented toward the Highway. Such signs shall be prohibited on all other parcels within the HDP District except neon signs as provided in the preceding paragraph 4.a.

14.A.f Landscaping Requirements

Establish the following standards for landscaping new development within the Jamestown Community Plan boundaries and amend the County's landscape ordinances and guidelines to incorporate these standards:

1. All trees proposed for removal shall be delineated on a vegetation removal plan to be approved by the Jamestown Area Planning Commission. No tree removal shall commence until said plan has been approved. Trees to be removed from a particular site may be required to be replaced. The purchase, planting and maintenance of new plantings shall be the responsibility of the property owner.

2. Liquidambar styraciflua (Sweet Gum) has become the predominate street tree in Jamestown. Inclusion of this species in landscape plans shall be encouraged.
3. The minimum required landscape area on parcels within the Historic Design Preservation (HDP) District only shall be 10 percent. The amount of the landscape area may be reduced if approved by the Jamestown Area Planning Commission.

GOAL 14.B Provide a mechanism for growth in an orderly manner and regulate development in the Jamestown area in a manner that is conducive to all interested parties.

Policies

- 14.B.1 Support mixed use development within the Jamestown Community Plan boundaries to promote infilling by providing for flexibility and innovation in such development.
- 14.B.2 Require urban development to occur in an orderly, contiguous manner around the Jamestown townsite in order to maintain a compact development pattern and to avoid premature extension of public facilities and structures.
- 14.B.3 Consider the formation of a community services district or equal to improve services and consolidate service districts in Jamestown.

Implementation Programs

- 14.B.a **Mixed Use Development**

Designate areas on the Jamestown Community Plan land use maps as Mixed Use (MU) to provide for flexibility and innovation in developing infill areas.
- 14.B.b **Formation of Community Services District**

Consider the formation of a community services district or equal encompassing the area within the Jamestown Community Plan boundaries to administer fees collected from new development and funds from other sources for acquisition, construction and maintenance of pedestrian walkways, bicycle paths, street lights, park and recreational facilities, public parking and other community facilities.

RESIDENTIAL LAND USES

The first dwelling units in Jamestown were nothing more than tents pitched along the banks of Woods Creek to provide shelter for miners searching for Tuolumne County's gold treasure in the 1850's. Although primitive, these canvas huts provided shelter and housing for those adventurers.

As the community swelled in population during the height of the Gold Rush, these tents were replaced by permanent structures. Most of these structures were of frame construction with front porches, small pane windows and tin roofs. Despite the fires which periodically ravaged Jamestown during the late 1800's, several of these early homes survived the devastation of time and remain intact today.

Along with the fluctuation of Jamestown's population through the years came changes in the style and design of residential structures following the architectural vogue of the time. Despite the difference in styles, these structures shared a commonality in providing decent housing for the residents of Jamestown.

This historic provision of decent shelter for all people is in compliance with the following State of California policies relative to housing as stated in Section 65580 of the Government Code.

The community of Jamestown is in compliance with the State's policies with its wide range of housing choices. Of the existing 1038 housing units in the Jamestown area, 10 percent are vacant, 63 percent are owner occupied, 27 percent rental, 50 percent conventional single family, 39 percent mobilehomes and 11 percent multiple family. The gently rolling hills surrounding the Jamestown townsite are conducive to low density single family units while the townsite itself with its relatively level terrain and commercial center make it ideal for the development of new multiple family housing.

GOAL 14.C Provide adequate land in a range of residential densities to accommodate the housing needs of all income groups residing within the community of Jamestown.

Policies

- 14.C.1 Encourage planned neighborhoods and master planning as a means of achieving innovative and varied approaches to meeting housing needs and creative solutions in siting new housing developments.
- 14.C.2 Require new urban residential development to provide amenities such as pedestrian walkways, bicycle paths, street lights, landscaping and recreational facilities.

Implementation Programs

- 14.C.a Designate Land for Housing Developments
- Designate adequate areas on the Jamestown Community Plan land use diagrams to provide for a variety of housing densities and types and to meet the housing needs of the Jamestown community until the year 2020.
- 14.C.b Provision of Amenities
- Require new residential development with a density of three (3) dwelling units per acre or greater to provide the following:
1. Pedestrian walkways along one side of all on-site access roads.
 2. Street lights in all areas where pedestrian walkways are required and in additional areas as required for safety and crime deterrent.
 3. Shade trees along all street frontages with a maximum spacing of 25 feet on center and a minimum of 2 trees per parcel. Said trees shall be of a minimum 1" caliper in size as measured 4 1/2 feet above ground level at the time of planting.
- 14.C.c Provision of Recreational Facilities
- Require, where feasible, new residential development of five or more units to participate in the provision of recreational facilities for their residents as follows:
1. For multiple family housing developments, such as apartments, or mobilehome parks, recreational facilities shall be provided on site.
 2. For residential subdivisions, the subdivider shall have the option to provide recreational facilities on site, pay an in-lieu recreation fee or dedicate land for public

recreational facilities.

Property owners abutting Woods Creek can use dedicated recreational access easements towards fulfillment of the requirement for recreational facilities or payment of in-lieu fees.

COMMERCIAL AND INDUSTRIAL LAND USES

The historic backbone of industry in Jamestown has been gold mining. From the first discovery of gold in Woods Creek in 1848, Jamestown evolved as a commercial center providing goods and services to the miners. At its peak in 1855, Jamestown had 30 shops and businesses in operation along Main Street. As mining declined, there was a corresponding reduction in commerce.

In the 1970's and 1980's, the efforts of local business owners to restore the historic Main Street of Jamestown, the opening of Railtown 1897 as a State Historic Park and the rebirth of the Mother Lode created by Sonora Mining Corporation's reopening of the Harvard Mine brought a surge of tourism and Jamestown became an important tourist attraction of Tuolumne County. Commercial businesses serving both the tourist industry and the local population provide the main economic base for the Jamestown community today.

GOAL 14.D Promote the development of commercial and industrial businesses to meet the present and future needs of Jamestown's residents and visitors, provide jobs and encourage economic vitality.

Policies

- 14.D.1 Encourage neighborhood commercial development within the Jamestown Community Plan boundaries to provide necessary services within walking, bicycling or short driving distances and to reduce traffic congestion on Highway 108/49 and County roads.
- 14.D.2 Encourage new commercial development to be located within the existing central business district by utilizing existing historic structures and constructing on vacant parcels to infill between buildings.
- 14.D.3 Discourage the spread of strip commercial development along State Highway 108/49.
- 14.D.4 Promote neighborhood commercial development in suitable residential areas to serve the residents of those neighborhoods.
- 14.D.5 Promote the development of new industrial or business parks to provide jobs for the residents of Jamestown and to boost the local economy.

Implementation Programs

- 14.D.a Heavy Commercial Development

Continue to limit new heavy commercial development along State Highway 108 by zoning commercially designated areas to C-1 (General Commercial) or C-O (Neighborhood Commercial).
- 14.D.b Neighborhood Commercial Development

Designate on the Jamestown Community Plan land use diagrams areas within residential neighborhoods for neighborhood commercial development to primarily serve the residents.

14.D.c Strip Commercial Development

Discourage the expansion of the strip commercial development along Highway 108/49 by prohibiting new commercial development along both sides of the highway northeast of Wigwam Road and southwest of Rolling Hills Boulevard as indicated on the Jamestown Community Plan land use maps. Commercial development that is part of a business park or an accessory or incidental use in an industrial park may be allowed southwest of Rolling Hills Boulevard.

14.D.d Provision of Amenities

Require new commercial development to provide the following:

1. Pedestrian walkways along one side of on-site access roads or access roads as they front on the site.
2. Street lights or other types of exterior lighting in all areas where pedestrian walkways are provided and in additional areas as required for safety and crime deterrent.

14.D.e Outdoor Sales and Storage in Historic Design Preservation (HDP) District

Continue to require a Conditional Use Permit for outdoor sales and storage on land zoned C-O (Neighborhood Commercial) and C-1 (General Commercial) within the Historic Design Preservation (HDP) District. Outdoor displays of not more than three (3) samples of merchandise sold on-site may be permitted provided a Design Review Permit is first secured.

14.D.f Industrial Development and Business Parks

Designate areas on the Jamestown Community Plan land use maps for new industrial complexes or business parks to provide employment opportunities for Jamestown's residents and to promote diversity in the local economy.

Jamestown Community Plan Land Use Diagrams

The land use diagrams included within this document indicate the type, intensity and distribution of land uses within the Jamestown Community Plan boundaries. The Jamestown Community Plan utilizes the General Plan's 20 major categories of land use designations which are intended to portray overall land use patterns rather than precisely define the specific land uses appropriate on each parcel of land. The land use policies and standards of the General Plan are implemented on a day-to-day basis through zoning, which imposes specific development standards. Figure 14-2 identifies the various zoning districts established by the Tuolumne County Uniform Zoning Ordinance that can be used to consistently implement each land use designation of the General Plan and this Community Plan. In addition to these primary zoning districts, the zoning ordinance provides a variety of zoning combining districts which can also be used for implementation of the General Plan.

FIGURE 14-2

**Land Use Designations
and
Compatible Title 17 Zoning Classifications**

GENERAL PLAN DESIGNATION		COMPATIBLE ZONING	
All Designations		O	Open Space
		O-1	Open Space - 1
		P	Public
			All Combining Districts
HDR	High Density Residential	R-3	Multiple Family Residential
MDR	Medium Density Residential	R-2	Medium Density Residential
LDR	Low Density Residential	R-1	Single Family Residential
		RE-1	Residential Estate - 1 acre
ER	Estate Residential	RE-2	Residential Estate - 2 acres
HR	Homestead Residential	RE-3	Residential Estate - 3 acres
RR	Rural Residential	RE-5	Residential Estate - 5 acres
		A-10	Agricultural - 10 acres
LR	Large Lot Residential	RE-10	Residential Estate - 10 acres
		A-20	Agricultural - 20 acres
AG	Agriculture	A-37*	Agricultural - 37 acres
		A-100*	Agricultural - 100 acres
		A-320*	Agricultural - 320 acres
TPZ	Timber Preserve	TPZ	Timberland Preserve Zone
MPZ	Mineral Preserve	MPZ	Mineral Preserve Zone
O	Open Space	O	Open Space
		O-1	Open Space - 1
			All zones required to retain existing economic use of land.
P	Public	P	Public
R/P	Parks and Recreation	K	General Recreation
		C-K	Commercial Recreation
NC	Neighborhood Commercial	C-O	Neighborhood Commercial
GC	General Commercial	C-O	Neighborhood Commercial
		C-1	General Commercial
SC	Special Commercial	C-S*	Special Commercial
		C-K	Commercial Recreation
BP	Business Park	B-P*	Business Park
LI	Light Industrial	M-1	Light Industrial

GENERAL PLAN DESIGNATION		COMPATIBLE ZONING	
HI	Heavy Industrial	M-1	Light Industrial
		M-2	Heavy Industrial
MU	Mixed Use	M-U*	Mixed Use

* Denotes proposed zoning district.

In addition to the compatible zoning districts listed on the table, less intensive residential and agricultural zoning districts are compatible with the residential land use designations.

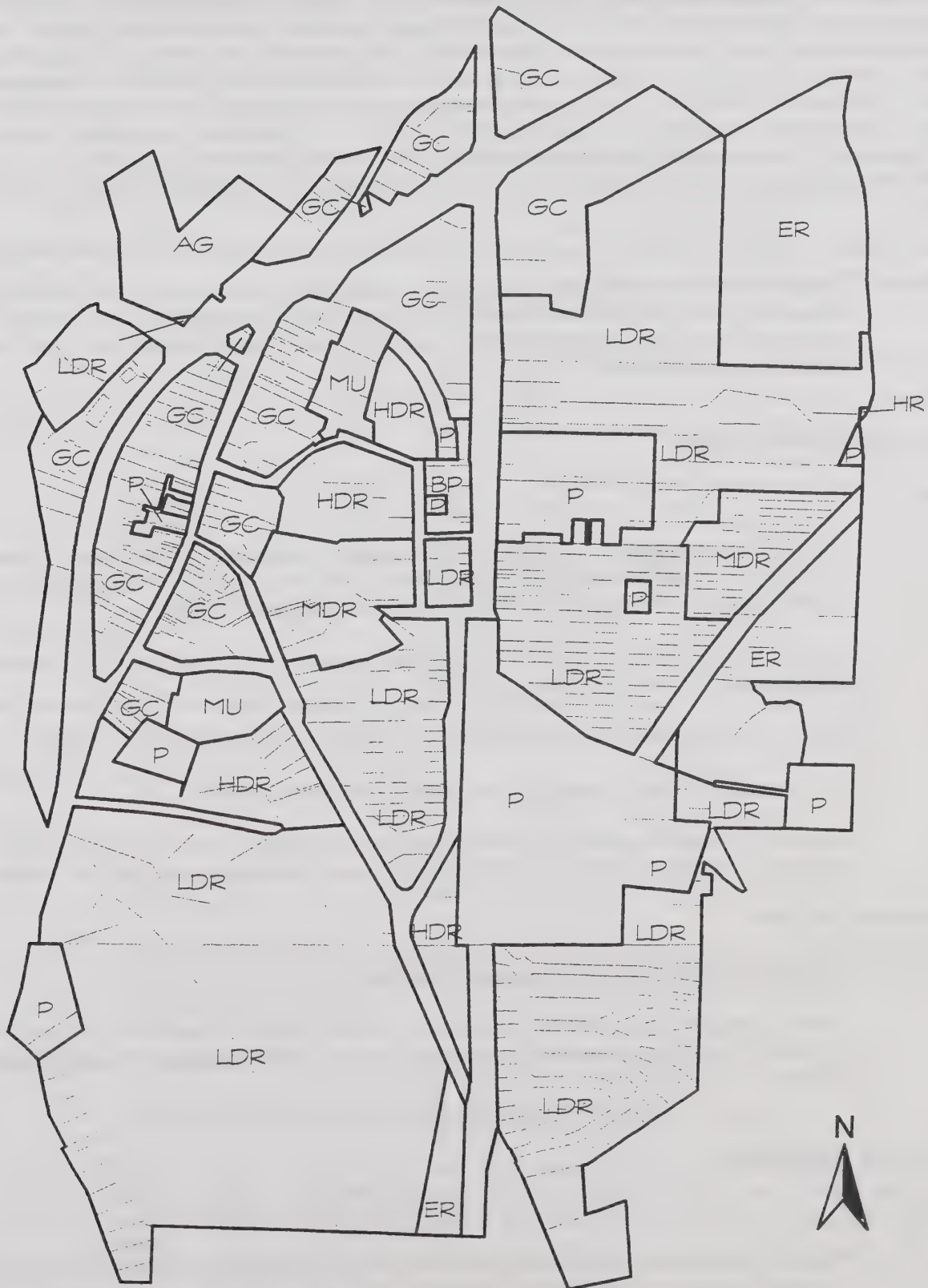
This table is to be used for the purpose of determining consistency of proposed zone changes with the General Plan. The term "compatible" means that these zoning districts may be found consistent with the corresponding General Plan designation but some of the zoning districts listed, however, may not be appropriate based upon the characteristics of the specific site.

Existing land uses and structures which are not consistent with the General Plan land use designation are non-conforming and may continue indefinitely but cannot be expanded or enlarged.

FIGURE 14-3
JAMESTOWN LAND USE DESIGNATION DIAGRAM



FIGURE 14-4
ENLARGEMENT OF JAMESTOWN LAND USE DESIGNATION DIAGRAM



CIRCULATION

Access to Jamestown is afforded by State Highway 108\49 from the north and south and County arterial and collector roads from the east and west, including Rawhide Road, Jamestown Road, Campo Seco Road, Algerine Road and Belle Mooney Road. The Sierra Railroad traverses the Jamestown community and provides transportation opportunities for freight and excursion trains originating at Railtown 1897 State Park. The historic townsite is compactly developed providing facilities and amenities to the residents within walking or bicycling distance of their homes. As such, the Jamestown community already provides opportunities for a variety of transportation systems. The purpose of this section of the Jamestown Community Plan is to provide policies and programs for the coordinated development and improvement of those systems to provide adequate transportation facilities as the community of Jamestown grows and develops during the next 25 years.

GOAL 14.E **Enhance the lifestyle of the residents of Jamestown through the provision of an adequate, safe, efficient and economically feasible transportation system that is consistent with the social, cultural, economic and environmental needs of the Jamestown community.**

TRANSPORTATION SYSTEMS

Policies

- 14.E.1 Provide a transportation system that is safe, efficient, convenient and coordinated to meet the needs of the Jamestown community in regard to both the transport of people and material to the degree that it is compatible with other community resource needs.
- 14.E.2 Provide transportation facilities which will facilitate the future growth needs of the Jamestown community.
- 14.E.3 Develop a transportation plan in the Jamestown community that is financially feasible.
- 14.E.4 Support the continued provision of the County's bus transit system.
- 14.E.5 Support the use of the Sierra Railroad for expanded freight and passenger transportation services as well as the continued provision of excursion trains and use by the film industry.

Implementation Programs

- 14.E.a Locational Relationship of Transportation Facilities

Develop transportation facilities in the Jamestown area that are compatible with the location of industry, commercial centers, employment centers, residential areas and community facilities.

STREETS AND HIGHWAYS

Policies

- 14.E.6 Provide a street and highway system that is designed to be safe and efficient in order to meet the travel needs and environmental concerns of Jamestown's residents and visitors.

Implementation Program

14.E.b Streets and Highways Improvement Projects

Coordinate the following streets and highways improvement projects in the Jamestown community with those throughout the County in terms of priority and funding opportunities:

FIGURE 14-5

Proposed Streets and Highways Improvement Projects

Road	Project Description
Main Street	a. Eliminate the easterly intersection of Main Street with State Highway 108. b. Construct a turning bulb at the easterly terminus of Main Street.
Rawhide Road	a. Realign intersection with State Highway 108. b. Construct a new bridge at alternative location and retain existing historic bridge. c. Install traffic signalization at intersection with State Highway 108.
Jamestown Road	a. Replace bridge. b. Spot improvements and hazard elimination.

PARKING

Policies

- 14.E.7 Encourage the development of new parking facilities to meet the demands for such along Main Street.
- 14.E.8 Consider the formation of a Jamestown Community Services District or equal to develop and maintain a community parking area to minimize the existing parking deficit in the Jamestown central business district.

Implementation Programs

14.E.d Reduce Parking Standards in Historic Design Preservation District

Continue to provide for reduced parking standards within the Historic Design Preservation (HDP) District to acknowledge the small sizes of parcels that typically characterize such areas and recognize the land uses in the HDP as a commercial center rather than individual uses.

14.E.e Provide for Off-Site Parking

Provide for off-site parking agreements or leased parking to facilitate the expansion of existing or provision of new businesses in the Historic Design Preservation (HDP) District on parcels which cannot accommodate the required parking.

BICYCLE AND PEDESTRIAN FACILITIES

Policies

14.E.9 Encourage the development of bicycle and pedestrian transportation systems.

Implementation Programs

14.E.f Comprehensive Bicycle and Pedestrian Facility Plan

Develop a comprehensive bicycle and pedestrian facility plan for the Jamestown community which includes linking Jamestown to other communities via non-motorized vehicle routes and includes the bicycle and pedestrian projects listed in Table 14-3. The construction standards for such facilities shall be the same as those contained in the Circulation Element of this General Plan except in the Historic Design Preservation (HDP) District. Within the HDP, the use of traditional sidewalk materials shall be encouraged. Wooden sidewalks shall be constructed to the standards contained in "Plans and Specifications for Old Sacramento State Historic Park; Railroad Museum Boardwalk Replacement", Department of Parks and Recreation, The Resources Agency of California, November, 1988, as amended.

FIGURE 14-6
Proposed Bicycle and Pedestrian Projects

Proposed Combination Bicycle/Pedestrian Projects	
1.	Entire length of Woods Creek within the Jamestown Community Plan boundaries.
2.	Seco Street from Jim Brady Drive to Main Street.
3.	Preston Lane from Seco Street to terminus.
4.	Willow Street from Fifth Avenue to Main Street.
5.	Easterly side of Fifth Avenue from Eighth Street to State Highway 108.
6.	Westerly side of Fifth Avenue from Willow Street to State Highway 108.
7.	Ninth Street from Sierra Street to Seco Street.
8.	Tenth Street from Sierra Street to Seco Street.
9.	Sierra Street from Tenth Street to Eighth Street.
10.	Eighth Street from Sierra Street to Fifth Avenue.
11.	East side of State Highway 108 from southerly intersection with Main Street to Fifth Avenue.
12.	North side of Belle Mooney Road from Woods Creek to the Sierra Railroad.
13.	Entire length of the Sierra Railroad within the Jamestown Community Plan boundaries.

Proposed Pedestrian Facility Projects	
1.	Both sides of Main Street between its intersections with State Highway 108.
2.	Donovan Street from Seco Street to Main Street.

Proposed Bicycle Facility Projects	
1.	Entire length of State Highway 108 within the boundaries of the Jamestown Community Plan.
2.	Entire length of Seco Street.
3.	Entire length of Rawhide Road within Jamestown Community Plan boundaries.
4.	Entire length of Jamestown Road within Jamestown Community Plan boundaries.
5.	Entire length of Campo Seco Road within Jamestown Community Plan boundaries.

14.E.g Funding for Bicycle and Pedestrian Facilities

Seek grants and other funding mechanisms to construct bicycle routes and pedestrian facilities in accordance with the comprehensive bicycle and pedestrian facility plan.

14.E.h Bicycle Storage Facilities

Encourage developers, employers, businesses and agencies to provide safe and secure bicycle storage facilities in order to promote the bicycle as a viable transportation alternative.

14.E.i Easements for Bicycle and Pedestrian Facilities

Encourage the provision of easements to provide for bicycle and pedestrian paths. Notify each agency involved in road and highway maintenance that it is the intent of the Jamestown Area Planning Commission to promote development of these paths as street and road development and improvements occur.

14.E.j Road Standards to Accommodate Bicycle and Pedestrian Facilities

Develop standards for roads within the Jamestown Community Plan boundaries that include the provision of shoulders wide enough to accommodate bicycle and pedestrian facilities except in the Historic Design Preservation (HDP) District. Require the facilities for this purpose to be painted on the shoulder(s) of the roads when new roads are first constructed or existing roads are improved.

14.E.k Lighting Plan

Develop an historically aesthetic lighting plan for all pedestrian facilities within the Historic Design Preservation (HDP) District utilizing turn of the century styling.

14.E.I

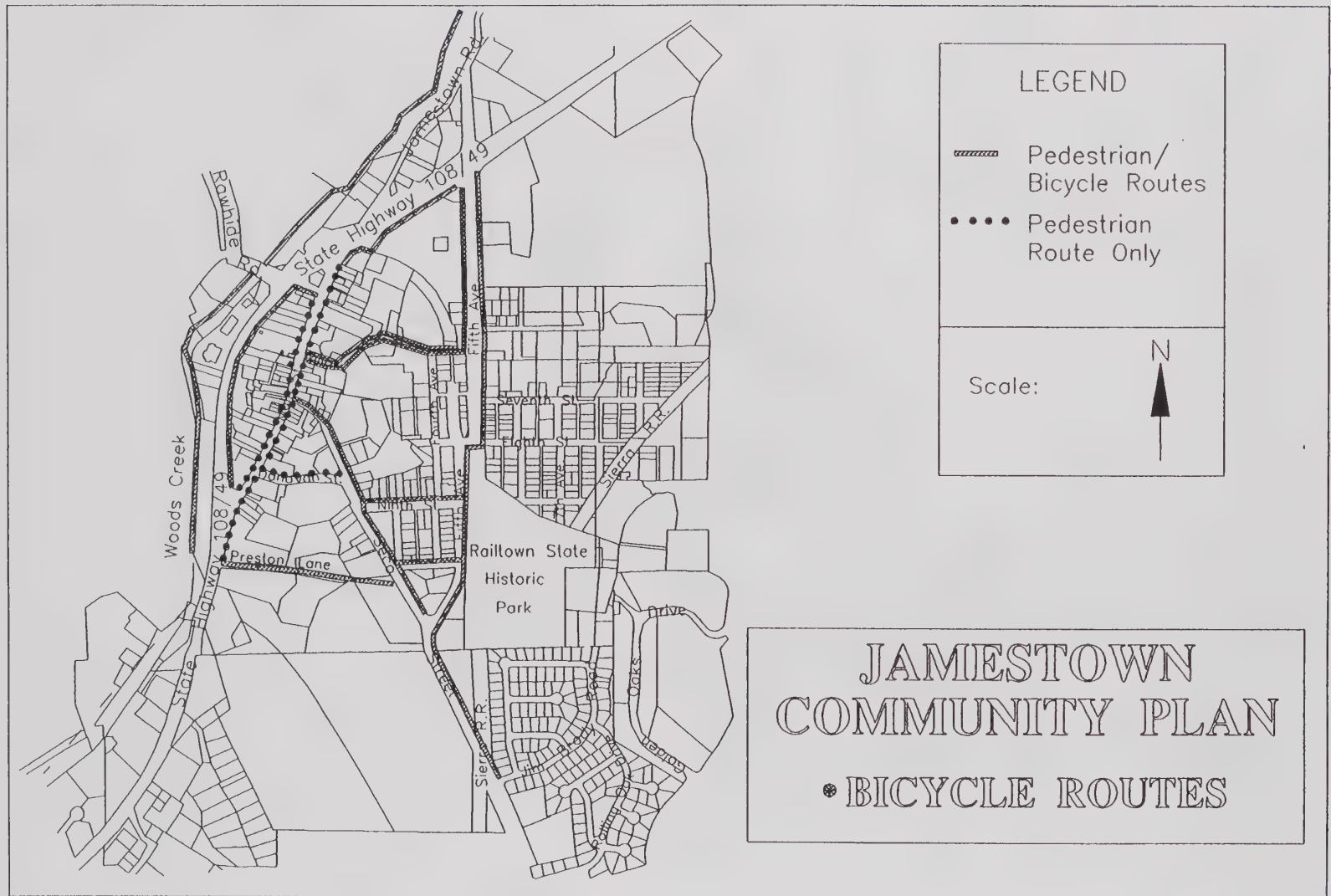
Pedestrian Facilities in New Residential and Commercial Development

Require new residential development with a density of three (3) dwelling units per acre or greater and new commercial development to provide pedestrian walkways along one side of on-site access roads and portions of access roads on which the project site fronts.

FIGURE 14-7
CIRCULATION DIAGRAM



FIGURE 14-8
BICYCLE ROUTES



CONSERVATION AND OPEN SPACE

The origin of Jamestown emanated from the discovery of gold in Woods Creek. This golden natural resource found so abundantly in the Mother Lode belt traversing the Jamestown area was the keystone to the development of the Sierra Nevada foothills in the 1850's. The same geological features which created the Mother Lode also created potential hazards for new development such as fault zones, slope instability and steep slopes. In order to protect the safety of Jamestown's citizenry, development in areas where these hazards exist must comply with the policies and programs contained in the General Plan Safety Element.

Gold is not the only significant natural resource in the Jamestown area. Once the easily accessible gold reserves were depleted, the economy of Jamestown shifted to mining other materials, such as gravel, and to agricultural interests such as cattle grazing on the rolling grasslands surrounding the townsite. Woods Creek provided food and shelter for a variety of fish and wildlife species which continue to flourish from its resources. These important natural resources must be protected for future utilization and enjoyment.

GOAL 14.F Conserve the natural features and resources of Jamestown and its surrounding landscape.

Policies

- 14.F.1 Conserve the natural scenic quality of hillsides and hilltops within the Jamestown community.
- 14.F.2 Protect outstanding scenic resources which contribute to the scenic quality, recreational enjoyment and rural character of the Jamestown community.
- 14.F.3 Encourage and support voluntary efforts to protect and enhance Woods Creek and to educate the citizens of Jamestown on its values of historic resource, wildlife and wildlife conservation.
- 14.F.4 Protect Woods Creek for the valuable opportunities it provides, such as nature study, scientific research, education, open space, recreational pursuits such as hiking and mining, which attract visitors, a major source of revenue for the local economy.
- 14.F.5 Maintain Woods Creek and the riparian vegetation along its banks as part of the continuous network of valuable wildlife habitat throughout the County in order to provide habitat corridors for wildlife that move back and forth between the larger tracts of high quality habitat.
- 14.F.6 Minimize the inherent conflict between development and wildlife habitat by encouraging future development to locate in the less sensitive, or important habitat areas or on sites adjacent to previously developed and disturbed areas.
- 14.F.7 Plan new development so as to not preclude the utilization of targeted mineral lands.
- 14.F.8 Preserve natural resource and wildlife habitat areas, reduce exposure to risk in hazardous areas, and enable recreational opportunities to be maintained or provided by designating hazardous areas, such as floodways, and biological and water resources areas as Open Space.

Implementation Programs

- 14.F.a Hillside and Hilltop Development

Apply the County's Hillside and Hilltop Development Guidelines, once adopted by the Board

of Supervisors, to new development proposed within the Jamestown Community Plan boundaries which requires discretionary entitlements from the County that are subject to the California Environmental Quality Act (CEQA). The Guidelines address such issues as fire-safe construction techniques, vegetation retention, retaining wall enhancements, alternative road construction techniques to reduce cuts and fills and retain vegetation, alternative bicycle and pedestrian facility standards, hilltop construction guidelines to maintain scenic character of ridgelines, and illustrated construction standards for blending new construction with the surrounding hillsides and hilltops.

14.F.b Require Filtration of Surface Runoff Entering Woods Creek

Require as a condition of approval of discretionary entitlements for new development that surface runoff from that development be filtered through sedimentation basins, grease traps or similar devices prior to discharge into Woods Creek to minimize degradation of its waters.

14.F.c Limit Crossing of Waterways

Limit the number of road crossings of streams, creeks and other drainages and require the design of crossings to be perpendicular to Woods Creek and other drainages to minimize impacts of riparian habitat as a condition of approval of entitlements for new development.

14.F.d Encourage Retaining Woods Creek in an Open Condition

Discourage, through the land development application review process, the culverting, piping or lining of Woods Creek by private entities unless no alternative is feasible. Where valuable riparian habitat is destroyed by such necessary action, alternate habitat improvements may be required on or off-site.

14.F.e Habitat Conservation and Recreational Opportunities along Woods Creek

Require appropriate mitigation for impacts to biological resources from new development along Woods Creek and encourage the design of such new development to accommodate the provision of trails along the Creek for recreational opportunities. The future provision of easements and trails along Woods Creek shall not in any manner, authorize trespass upon private property, or increase the right of public agencies to gain access to private property unless expressly authorized by the property owner.

PUBLIC FACILITIES AND SERVICES

Jamestown was settled as a mining camp along the banks of Woods Creek in 1849. As the population of Jamestown swelled during the heyday of the Gold Rush, permanent buildings were erected along Main Street, the first public thoroughfare. Public services such as fire protection and law enforcement were soon needed to preserve the structural and moral integrity of the community.

Today, public water and sewer services are respectively provided to the Jamestown Community by the Tuolumne Utilities District and Jamestown Sanitary District. Both of these systems currently have capacity to serve new development within the boundaries of the Jamestown Community Plan. Fire protection is under the jurisdiction of the Jamestown Fire District, Tuolumne County Fire Department and California Department of Forestry and Fire Protection (CDF). Law enforcement is provided by the Tuolumne County Sheriff's Department and the California Highway Patrol. The Jamestown Elementary and Sonora High School Districts provide educational programs for students in the Jamestown area. Both of these educational institutions have plans for future expansion through the development of second campuses or relocation to larger sites. Transportation systems are maintained by the Tuolumne County Department of Public Works and the California Department of Transportation. These public services are constantly being stressed by the demands of new development. The following policies establish means to not only maintain current levels of service, but to improve them.

GOAL 14.G Provide the public services necessary to support growth and development.

Policies

- 14.G.1 Require public services to be provided at their existing or higher level of service to all residents of the Jamestown community as the community continues to grow.

Implementation Programs:

- 14.G.a Formation of Community Services District or Equivalent

Consider the formation of a Jamestown Community Services District or equal to administer fees collected from new development and funds from other sources for acquisition, construction and maintenance of pedestrian walkways, bicycle paths, street lights, park and recreational facilities, public parking and other public facilities and to consolidate the various service districts existing in Jamestown for greater efficiency and coordination.

RECREATION

Tuolumne County has long been a mecca for recreation enthusiasts with its natural resources providing an unparalleled variety of recreational opportunities to both visitors and County residents. Jamestown's natural resources include Woods Creek, a year round stream, which is utilized for recreational mining and nature studies. Other recreational facilities in Jamestown include Railtown 1897 State Park, Rocca Park, Patterson Field and the Mother Lode Gun Club, all of which cater to a wide range of recreational interests. As the community of Jamestown grows so will the demand for park and recreational facilities. This sections of the community establishes policies and programs to meet these anticipated demands on the community.

GOAL 14.H Provide or promote the development of parks and recreational facilities of varying size, function and location to serve the residents of the Jamestown community and Tuolumne County.

Policies

- 14.H.1 Provide or promote the expansion of existing parks and recreational facilities or the development of new such facilities with the Jamestown community of varying size, function and location to provide recreational opportunities for Tuolumne County's citizens as well as the residents of Jamestown.
- 14.H.2 Encourage the development of the following passive and active recreational facilities to benefit and to serve the entire Jamestown community:
- Lighted tennis courts
 - Swimming pool
 - Lighted basketball courts
 - Playing fields - soccer, softball
 - Bicycling paths
 - Hiking trails
 - Picnic areas
 - Equipped children's play areas
 - Youth center
 - Community/senior center
- 14.H.3 Recognize the existence of the Mother Lode Gun Club and establish measures for its preservation and continued use.
- 14.H.4 Require new residential development to provide recreational facilities for their residents and/or the community of Jamestown.
- 14.H.5 Encourage recreational use of and along Woods Creek.

Implementation Programs

- 14.H.a Recognize Existence of Mother Lode Gun Club
- Require the granting of a recreational easement to the Mother Lode Gun Club at the time of development of parcels lying contiguous to Assessor's Parcel No. 59-010-13, the site of the Gun Club. The recreational easement shall be granted to the Gun Club to preserve the right for recreational activities on that site as a Gun Club due to the introduction of residential parcels into the immediate area. It is recognized that the existing Gun Club and its associated activities are not now a nuisance nor have they been in the past.

14.H.b

Provision of Recreational Facilities

Require new residential development of five or more units to participate in the provision of recreational facilities for their residents as follows:

1. For multiple family housing developments, such as apartments, or mobilehome parks, recreational facilities shall be provided on site.
2. For residential subdivisions, the subdivider shall have the option to provide recreational facilities on site, pay an in-lieu recreation fee or dedicate land for public recreational facilities.

Property owners abutting Woods Creek can use dedicated recreational access easements towards fulfillment of the requirement for recreational facilities or payment of in-lieu fees.

14.H.c

Recreational Opportunities along Woods Creek

Encourage the design of new development along Woods Creek to accommodate the provision of trails along the Creek for recreational opportunities. The future provision of easements and trails along Woods Creek shall not in any manner, authorize trespass upon private property, or increase the right of public agencies to gain access to private property unless expressly authorized by the property owner.

14.H.d

Require New Residential Development to Provide Recreational Facilities

Require fifteen (15) percent of the gross land area of new mobilehome parks, RV parks, campgrounds and multiple family housing developments to be designated as open space or recreation area. Within this 15 percent area, developed recreational area shall be provided at a ratio of 200 square feet per unit. An in-lieu park fee may be paid for the development of community parks instead of providing on-site recreational facilities. Recreational facilities within the developed area may include, but shall not be limited to, the following: swimming pool, putting green, clubhouse, soccer field, lawn bowling area, volleyball court, basketball court, tennis court, picnic area, and children's play area. New developments which allow children shall be provided with developed and equipped tot lots and children's play areas with a total area equalling ten (10) square feet per unit.

FIGURE 14-9
PARK AND GREEN SPACE DIAGRAM

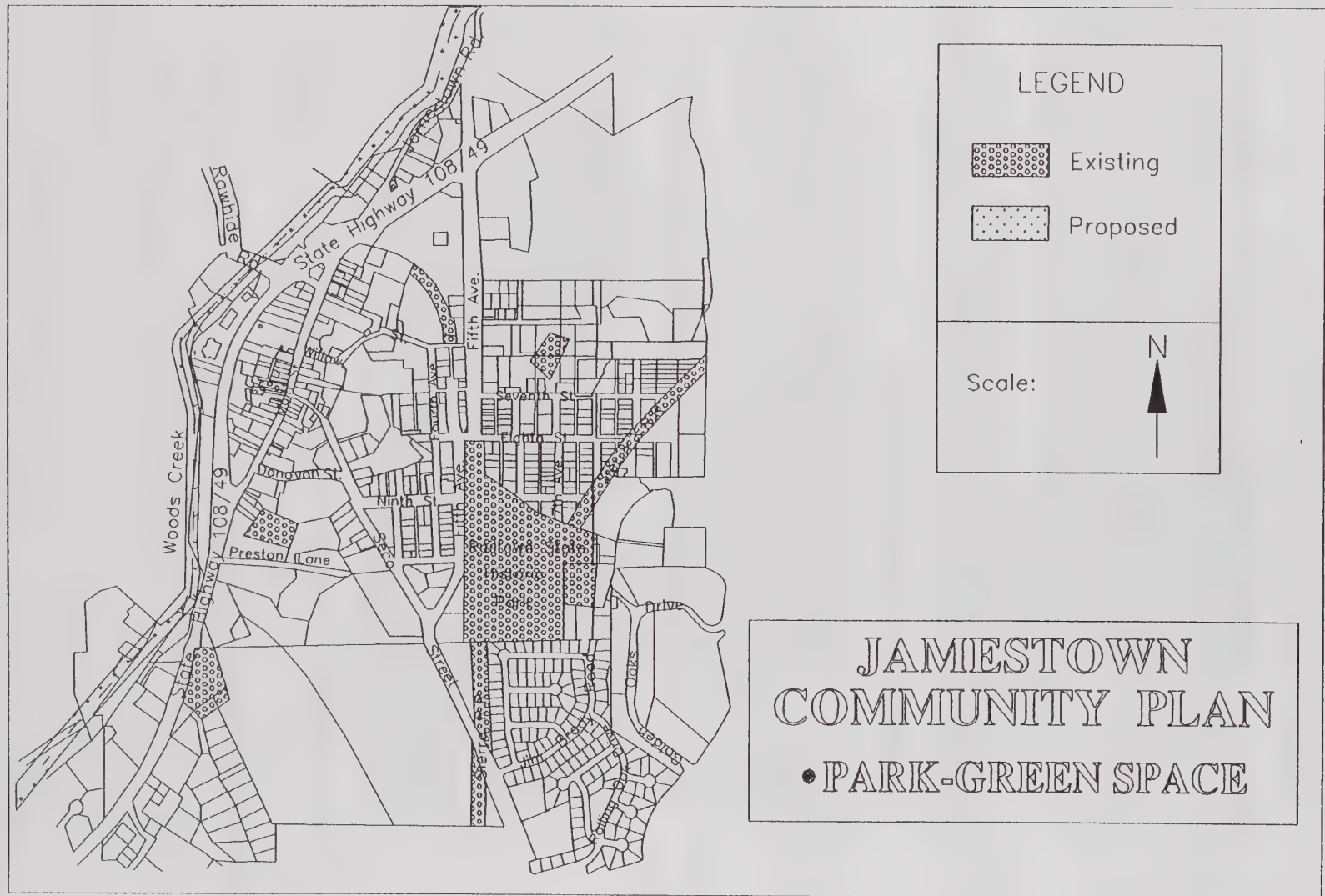
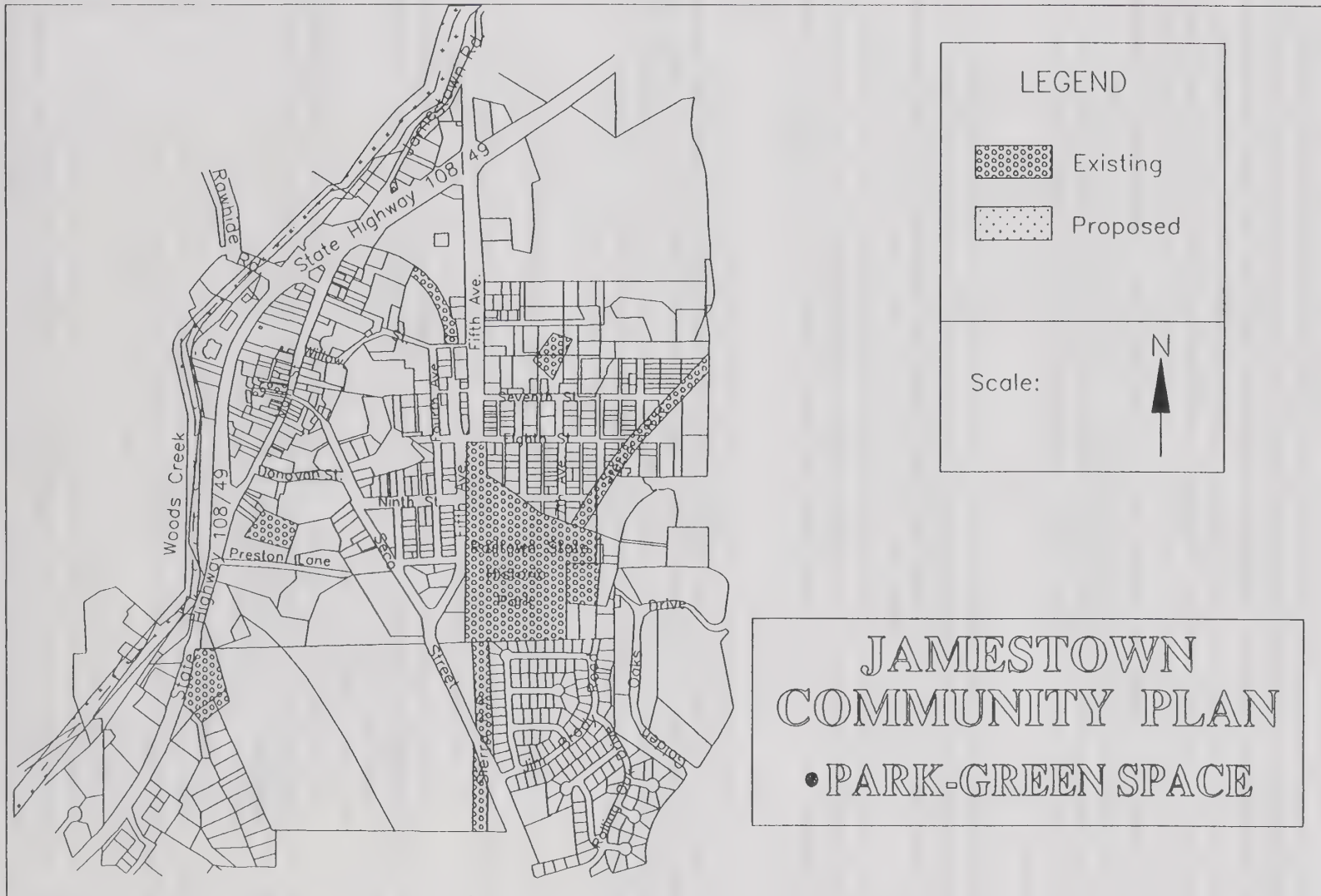


FIGURE 14-10
PARK AND GREEN SPACE DIAGRAM ENLARGEMENT



CULTURAL RESOURCES

The Jamestown community was first populated by the Central Sierra Me-Wuk who subsisted by gathering acorns and wild plants and hunting local game. By 1848, however, the populace of Jamestown was dominated by miners attracted to the area by the discovery of gold in Woods Creek. The miners created a settlement of tents, huts and cabins along Woods Creek. In the spring of 1849, the easily mined gold had disappeared and the mining settlement relocated a mile north up Woods Creek to the present site of Jamestown. The most impressive tent in the new settlement featured a hotel, bar and trading post and was owned by Colonel George James, an attorney from San Francisco. Colonel James lived in a grandiose style and was generous to the miners who in turn named their community Jamestown in his honor. Hard times befell Colonel James, however, and he skipped town one night leaving numerous debts. As a result, a movement mounted to change the town's name to American Camp but the familiar name Jamestown was soon reinstated.

Due to Jamestown's geographic location as the hub of many mining areas, it developed as a trading and transportation center. By 1855, Jamestown had become a thriving commercial center with 30 businesses including a bank, livery stables, drug stores, baker, butcher shop, hotels, saloons and a ten-pin bowling alley.

In 1897, the Sierra Railroad was extended to Jamestown further establishing the town as a transportation center. Captain William Nevells built a grand hotel with an Oriental architectural style next to the train station and John Pereira and G.A. Leland subdivided land nearby resulting in an expansion of Jamestown's boundaries.

Despite the fires that ravaged Jamestown through its history, many structures dating back to the 1850's still remain. These structures are congregated along Jamestown's Main Street, an area designated as an Historic Preservation District. This designation provides property owners with incentives for restoration and rehabilitation of these structures and encourages these historically significant structures to remain as monuments to the history of Jamestown and the Mother Lode.

GOAL 14.I Retain the historic Gold Rush character of Jamestown.

Policies

- 14.I.1 Encourage all new development within the Design Review and Historic District Preservation District and along Highway 108/49 to be designed in a manner that is compatible with Jamestown's historic ambiance.
- 14.I.2 Evaluate all historic buildings, significant archaeological sites and other landmarks that provide a tie with the past and, where appropriate, preserve, and/or monument the significance of, these cultural resources.
- 14.I.3 Encourage the rehabilitation and restoration of historic buildings.

Implementation Programs

- 14.I.a Jamestown Historical Survey

Update the Jamestown Historical Survey on a regular basis to evaluate structures for historic significance when they become fifty (50) years old and continue to utilize the survey in zoning individual structures as Historic (H) combining and in evaluating new development for historic compatibility within the Jamestown Community Plan boundaries.

14.I.b Historic Design Preservation (HDP) District

Continue to recognize the historic character of Jamestown by maintaining the Historic Design Preservation (HDP) District zoning of the portion of Jamestown encompassing and immediately surrounding Main Street.

14.I.c Historic (H) Combining District Zoning

Continue to zone all parcels not in the Historic Design Preservation District which have significant historic structures or features to Historic (H) combining.

14.I.d Historic Design Preservation (HDP) Combining Zoning

Consider expanding the Historic Design Preservation (HDP) District to include parcels on which structures become historically significant as Jamestown continues to age by zoning groups of historically significant structures to Historic Design Preservation (HDP) combining. Although not all structures in the HDP district are historically significant, the structures collectively constitute an area worthy of preservation and enhancement.

14.I.e Review by Historic Preservation Review Commission and Jamestown Area Planning Commission

Continue to require all new construction in the Historic Design Preservation (HDP) District and structural modifications resulting in a change in the exterior appearance of any structure within the HDP or which is zoned Historic (H) Combining District to be subject to review by the Tuolumne County Historic Design Preservation Review Commission (HPRC) and the Jamestown Area Planning Commission. The evaluation of the proposed project shall be based on its compatibility with the surrounding neighborhood.

14.I.f Historic Structure Rehabilitation Projects

Encourage rehabilitation projects within the Historic Design Preservation (HDP) District or on property zoned Historic (H) Combining District to comply with the following:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structures, or site and its environment, or to use the property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites should be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.
8. Every reasonable effort should be made to protect and preserve archaeological resources affected by, or adjacent to any development project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
10. Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

14.I.g Tax Incentives for Historic Preservation

Encourage the owners of property featuring historic structures to investigate tax incentive opportunities, such as the Mills Act, when designing remodeling or renovation projects for those structures.

14.I.h New Development within Community Plan Boundaries

Require all new development within the Jamestown Community Plan boundaries to be reviewed for its compatibility with and its impact on the historic structures within the Historic Design Preservation (HDP) District.

14.I.i Design Guide

Continue to maintain a design guide for new development that reflects the historic charm of Jamestown and require all new development within the Historic Design Preservation (HDP) District and the Design Review District surrounding it to be consistent with the Jamestown Design Guide.

14.I.j Heritage Corridors

Consider designating Main Street in Jamestown as a Heritage Corridor pursuant to the provisions of the General Plan Cultural Resources Element.

FIGURE 14-11
HDP DISTRICT BOUNDARY

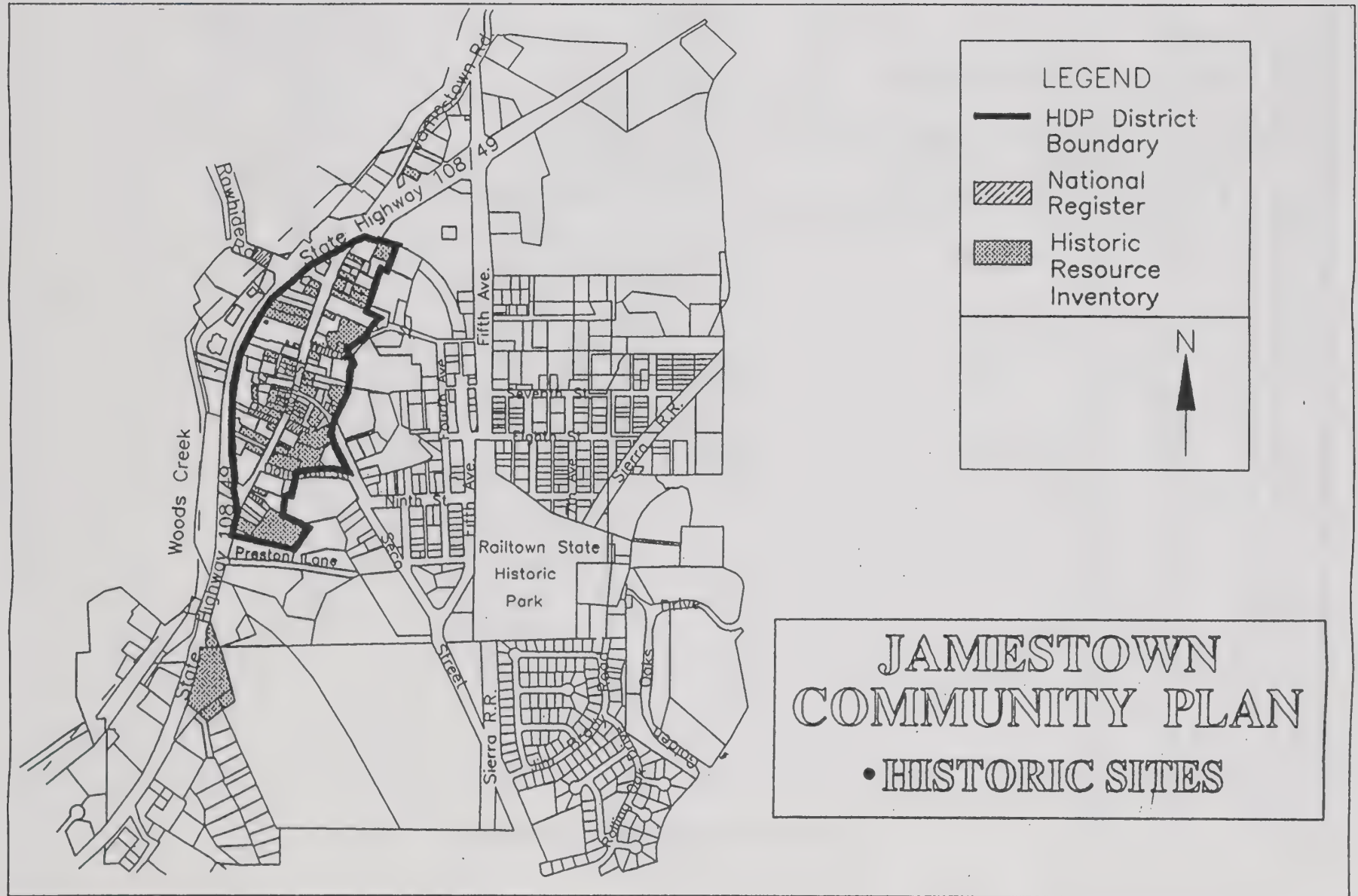
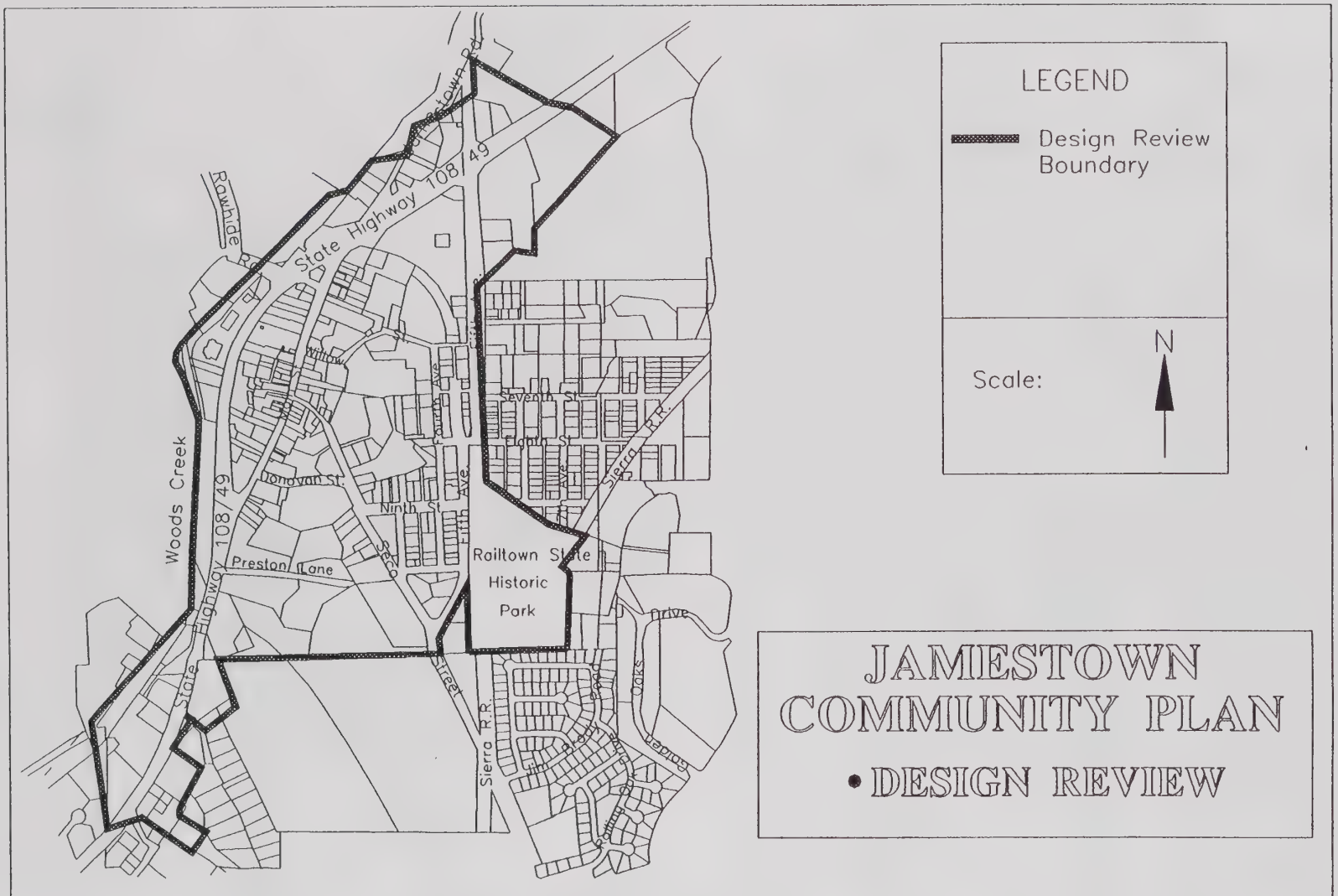


FIGURE 14-12
DESIGN REVIEW DISTRICT BOUNDARY



Responsibility for Programs: Administration of the Implementation programs listed in this community plan is the shared responsibility of the Board of Supervisors, Jamestown Area Planning Commission, County Administration Office, Planning Department, Department of Public Works, Department of Building and Safety, Environmental Health Division, Fire Department and Recreation Department with the Planning Department serving as the primary administrator.

Funding Source: Administration of the Implementation Programs listed herein will be funded through the County's General Fund, Road Fund, Health Fund and grants.

Time Frame for Implementation: The target date for implementation of the programs listed in this community plan related to amendment to the County's development regulations and the Jamestown Design Guide is FY 98-99; all other programs are ongoing.

CHAPTER 15: COLUMBIA COMMUNITY PLAN

INTRODUCTION

Dramatic landscapes dotted by worn and weathered limestone outcrops, provide outstanding examples of the hydraulic mining operations of the 1800's; this is the foundation from which Columbia arose.

In the early 1850's, Columbia, "The Gem of the Southern Mines", was established as a "tent and shanty" town. What started as home to a handful of miners, grew into a community of several thousands with more than 500 buildings and over 150 businesses serving not only Columbia but the nearby mining camps and villages. Columbia missed becoming the state capitol by only two legislative votes.

The availability of water was the life blood of Columbia's population; when water was abundant, mining could continue, and Columbia was prosperous. When water was scarce, miners were forced to go elsewhere. Between 1854 and 1857, the community installed an underground water system for domestic and fire fighting use¹. Between 1854 and 1866, six major fires ravaged the townsite of Columbia. By that time, the community's spirit of rebuilding was lost, Columbia's gold fields were depleted, and her population dwindled from over 10,000 to less than 500.

In 1945, the town of Columbia was brought into the California State Park System with the distinguishing fact of having the largest single collection of existing gold rush-era (1850-1860) structures. Recognized as an historic resource of state and national significance, Columbia is listed on the National Register of Historic Places and noted as California Historical Landmark No. 123.

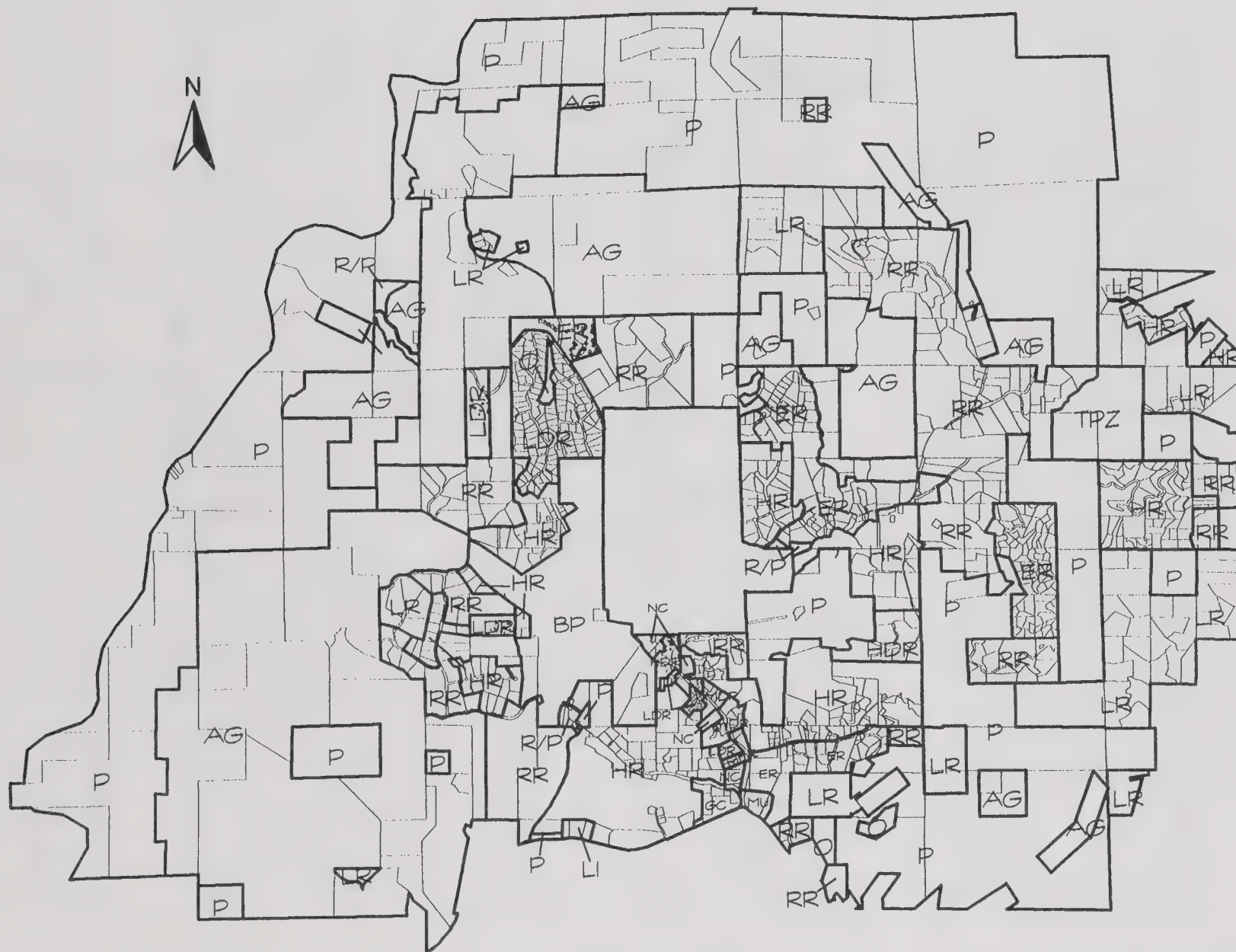
Today, in addition to being the home of Columbia State Historic Park, the Community of Columbia is also home to Tuolumne County's general aviation airport; California Department of Forestry's and Fire Protection's Air Tanker Base; Columbia Community College; Columbia Elementary School; many permanent residents; and, hosts over 500,000 annual visitors. There are no large scale commercial centers within the boundaries of the community plan; the City of Sonora provides the closest general commercial services. Ranching activities are prevalent in the western portions of the community while viticulture is beginning to prosper in the eastern portions of the community. The mining of gold and Columbia Marble, once a prized commodity and used in the construction of the State Capital, have been replaced by the extraction of limestone and dolomite.

The Community Plan's boundaries begin at the North Fork of the Stanislaus River canyon, extend to Big Hill on the east, State Highway 49 on the south, and almost reaches the South Fork of the Stanislaus River to the north. Considerable territory, considerable resources and considerable visitors, were all taken to heart and given their due in the preparation of the Columbia Community Plan to insure the economic viability and natural beauty of the Community of Columbia for the years to come.

¹ This system remained in existence and operation until 1950, when a modern system with a main reservoir was installed; the original system is still in place today.

COLUMBIA COMMUNITY PLAN BOUNDARY DIAGRAM





COLUMBIA LAND USE DIAGRAM ENLARGEMENT



Special Planning Issues

Columbia State Historic Park

The townsite of Columbia is an outstanding historic resource that provides economic benefits to the County by encouraging tourism in a manner that does not conflict with the existing quality of life. The significance of Columbia State Historic Park is that it is a living gold rush town; one that is able to demonstrate its own importance in the history of the California Gold Rush. As noted in the Resource Management Plan for the Park, State ownership of the land does not mean fencing off or isolating the land from its surroundings. The Park continues to be one with the community and as such, it is important for the community to work towards creating an environment that is compatible with the Park.

The Columbia Community Plan seeks to aid in the preservation and vitality of the State Historic Park through the conservation of both the natural and cultural environments that surround the park. The Community Plan seeks to facilitate not only commercial and residential needs but to also balance those needs by providing compatible uses and designs which lead to the State Park.

Columbia Airport

Dedicated in 1935, Columbia airport is one of the oldest operating airports in the State. The airport is an integral part of not only Columbia, but is an essential component in Tuolumne County's transportation system as a general aviation facility. In addition, the airport provides a base of operations for local pilots as well as a popular flying destination. Since the early 1960's, the airport has served as a fire attack base which is responsible for initial aerial attack on wildland fires within a radius of approximately 50 miles.

The Airport remains unique in attracting visitors to Columbia given its on-site campground, turf runway and being located within walking distance of the State Park. The key to maintaining the airport's longevity is through the regulation of compatible land uses as defined by the Airport Land Use Commission's boundaries.

Columbia Community College

Columbia Community College provides education and recreational opportunities for a variety of ages and interests within Tuolumne County. Maintaining the unique setting that surrounds the College and providing safe access for those attending the College will insure the College remains as a contributing member of the Columbia Community.

Parrotts Ferry Road Bypass

Parrotts Ferry Road is the main traffic route to the townsite of Columbia and also serves as a connection between State Highways 49 and Highway 4 in Calaveras County. As a result, commercial and industrial traffic patterns mix with local residential and recreational traffic often times resulting in conflict between pedestrian traffic in and around the Columbia State Historic Park and Columbia Elementary School. Since the adoption of the 1978 Columbia State Historic Park Resource Management Plan, a Parrotts Ferry Bypass road has been discussed. The goal of the Bypass would be to reroute through traffic away from the park and reduce the impact of motor vehicles on the park. The Community Plan again brings to light the consideration of creating a Bypass route to provide for the safety of not only visitors, but also the residents of the Columbia community.

DIAGRAM OF PLANNING LANDMARKS



What is the Columbia Community Plan?

The Columbia Community Plan is a part of the Tuolumne County General Plan. The Columbia Community Plan allows for greater local input into the planning, growth and development of the community of Columbia. This plan has been formulated to be consistent with the Tuolumne County General Plan but contains certain policies and implementation programs to meet specific needs of the Columbia Community. The Columbia Community Plan works to complement the General Plan and, as such, the policies and implementation programs contained herein are to be implemented in addition to those contained in all of the elements of the General Plan. The long-range growth and development policies were framed to guide the Columbia Community through orderly growth over the next 25 years.

What is the Columbia Area Planning Commission?

The Columbia Area Planning Commission was created by the Tuolumne County Board of Supervisors on June 5th, 1990, through the adoption of Ordinance 1771. The Commission consists of residents within the boundaries of the Columbia Community Plan who are charged with overseeing the implementation of this plan and guiding the community of Columbia in meeting the goals for its future.

Updating and Amending the Community Plan

Due to increases in growth rates, increases in demands for services and changes in planning philosophy, there will always be a need to update and amend the Columbia Community Plan.

Amendments to the Community Plan may include changes to the diagrams as well as to the textual content. These amendments must be reviewed by the Columbia Area Planning Commission and adopted by the Tuolumne County Board of Supervisors.

At least once per year, the Columbia Area Planning Commission will conduct a review of the Community Plan during a public hearing to assess the needs of the community and determine if amendments to the Community Plan should be initiated to direct the growth of Columbia in order to meet those needs.

Implementation of the Community Plan

Implementation of the Columbia Community Plan shall be in accordance with the programs described herein and with County ordinances and resolutions establishing standards for growth and development. New County regulations adopted after the effective date of the Columbia Community Plan, which are more restrictive than said plan, shall be incorporated herein without formal amendment to this Community Plan. The implementation of this will well serve the Columbia Community in the 25 year planning horizon.

GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

GOAL 15.A Preserve and enhance the community identity of the Columbia area.

Policies

- 15.A.1 Retain the Historic Gold Rush character of the Columbia community.
- 15.A.2 Maintain the rural, small-town atmosphere of the Columbia area by preserving a mixture of urban and non-urban land uses found in the area.
- 15.A.3 Support mixed use development within the Columbia Community Plan boundaries to promote infilling by providing for flexibility and innovation in such development.
- 15.A.4 Require commercial signs to be compatible with the historic character of Columbia.
- 15.A.5 Encourage new development to be designed in a manner that is compatible with Columbia's historic theme.
- 15.A.6 Require new development within the Design Review area to comply with the Columbia Design Guide to preserve the historic character of Columbia.
- 15.A.7 Require new development within the Design Review area to utilize landscaping for aesthetic and functional purposes and natural vegetation where appropriate.
- 15.A.8 Improve the scenic quality along the Parrotts Ferry Road corridor as the gateway to Columbia State Historic Park.

Implementation Programs

- 15.A.a Design Guide
 - Continue to maintain a design guide for new development that reflects the historic charm of Columbia and require all new development within the Design Review area it to be consistent with the Columbia Design Guide.
- 15.A.b Design Review Area
 - Continue to maintain areas surrounding the State Historic Park and within the Columbia Community Plan boundaries as a Design Review area in order to encourage the design of new development in a manner that complements the character of the State Park.
- 15.A.c Historic Design Preservation (HDP) District
 - Consider establishment of a Historic Design Preservation (HDP) District to recognize the historical importance of the privately owned parcels within the Historic State Park boundaries through the zoning of the portion of Columbia encompassing and immediately surrounding Main Street.
- 15.A.d Historic (H) Combining District Zoning
 - Consider the zoning of parcels which have significant historic structures or features to Historic (H) combining.

15.A.e Historic Structure Rehabilitation Projects

Encourage rehabilitation and adaptive reuse of historic properties within the Columbia community. Consider developing a supplement to the Historic Design Guide for Columbia that would provide "how to" guidelines for the rehabilitation of historic properties.

15.A.f Tax Incentives for Historic Preservation

Encourage the owners of property featuring historic structures to investigate tax incentive opportunities, such as the Mills Act, when designing remodeling or renovation projects for those structures.

15.A.g Signage

Require signs within the Columbia Community plan boundaries to comply with the specifications of the County's zoning ordinance, Title 17 of the County Ordinance Code except as follows:

1. Detached signs exceeding 32 square feet in size shall be prohibited except for commercial or industrial center signs located on the site of the commercial or industrial use.
2. The maximum height of any detached or freestanding sign shall be 16 feet as measured from the highest elevation at centerline of roads as they front the site.
3. Design and appearance of signs shall conform to the Columbia Design Guidelines.
4. Plastic and neon signs are prohibited within the historic designated area.
5. All signs within the Design Review Combining District shall be reviewed by the Columbia Area Planning Commission.

15.A.h Landscaping Requirements

Require new development within the Columbia Community Plan boundaries to comply with the County's landscape ordinances and guidelines except as provided as follows:

1. Existing limestone outcroppings shall be incorporated, when possible, into new multi-family, commercial, and industrial development.
2. Limestone outcroppings proposed for removal within areas designated Design Review shall be delineated on site plans to be reviewed and approved by the Columbia Area Planning Commission.
3. Ponderosa Pine, Valley Oak and Alianthus glabra (Tree of Heaven) are species of local character for the Columbia Community; inclusion of these species in landscape plans shall be encouraged.
4. All trees which are a minimum of 12 inches in diameter at breast height (4' above the ground level) and are proposed for removal within areas designated Design Review shall be delineated on a landscape plan to be reviewed and approved by the Columbia Area Planning Commission. Tree removal for the purpose of health and safety are exempt from this requirement.

- 15.A.i New Development within Community Plan Boundaries
- Review new development within the Design Control Combining District and Parrotts Ferry Road corridor for its compatibility with and its impact on the historic structures within the State Park.
- 15.A.j Mixed Use Development
- Designate areas on the Columbia Community Plan land use maps as Mixed Use (MU) to provide for flexibility and innovation in developing infill areas.
- 15.A.k Design Control Combining and Parrotts Ferry Road
- Consider designating all properties fronting Parrotts Ferry Road as Design Control Combining in order to encourage the design of new development in a manner that enhances the "gateway" entrance into the townsite of Columbia.
- 15.A.l Strip Commercial Development
- Discourage the expansion of the strip commercial development along Parrotts Ferry Road and Highway 49 west of Shaw's Flat Road by prohibiting new commercial development on the Columbia Community Plan land use diagrams.

GOAL 15.B Provide a mechanism for growth in an orderly manner that balances the needs and interests of the Columbia community.

Policies

- 15.B.1 Coordinate development in the Columbia area that meets the needs of the community beginning with the provision of necessary infrastructure and services.
- 15.B.2 Require urban development to occur in an orderly, contiguous manner around the Columbia townsite in order to maintain a compact development pattern and to avoid premature extension of public facilities and structures.
- 15.B.3 Encourage the development of industrial, commercial, residential and recreational development which provide economic opportunities to the Community while preserving and enhancing the quality of life in Columbia.
- 15.B.4 Encourage the use of cluster design techniques in the layout of new residential, commercial and industrial developments.

Implementation Programs

- 15.B.a Infrastructure
- Work with the Tuolumne Utilities District, Tuolumne County Department of Public Works and Columbia College to develop an infrastructure improvement plan for the Community of Columbia. Said improvement plan should outline areas of service deficiencies, provide formulas for fair share proportionality rates and/or improvement programs. Compilation of said information would be used in assessing new development projects to provide for new development to aid in the provision of public services at the existing or higher level of service for residents of the Columbia Community.

15.B. b Urban and Non-urban Development Patterns

Adopt concentrated urban growth boundaries for the Columbia Community. Consider areas for urban growth which have the fewest environmental constraints, are adjacent to existing compatible land uses and have available infrastructure to meet the needs of the growth within that area. This effort should reduce construction costs, speed environmental review process, and preserve the rural, historic and small-town community character of Columbia.

15.B. c Provision of Residential Amenities

Require, where appropriate, new residential development with a density of three (3) dwelling units per acre or greater to provide the following:

1. Pedestrian walkways along one side of all on-site access roads.
2. Street lights in all areas where pedestrian walkways are required and in additional areas as required for safety and crime deterrent.
3. Shade trees along all street frontages with a maximum spacing of 25 feet on center and minimum of 2 trees per parcel. Said trees shall be of a minimum 1" caliper in size as measured 4 1/2 feet above ground level at the time of planting.

15.B. d Provision of Commercial Amenities

Require new commercial development to provide the following:

1. Pedestrian walkways along one side of on-site access roads or access roads as they front on the site.
2. Street lights or other types of exterior lighting in all areas where pedestrian walkways are provided and in additional areas as required for safety and crime deterrent.
3. Parking lots should be encouraged to be constructed compatible with the natural lay of the land; should be located behind central buildings; and, should be screened along lot lines bordering residential uses.

15.B. e Community Landscape Program

Consider the establishment of a community wide landscape program in and around the townsite of Columbia and along Parrotts Ferry Road. Seek local business participation in creating landscaped focal points within existing commercial and industrial centers that lend themselves to employee and visitor use. Promote the planting of street trees along transportation routes and at entrances to commercial centers; create a "Gateway" to Columbia State Historic Park along Parrotts Ferry Road. Encourage the incorporation of native vegetative in all landscape endeavors.

15.B. f Shared Ingress/Egress

Work with the Department of Public Works to develop criteria which would allow for routine consolidation of ingress/egress points along Parrotts Ferry Road.

15.B. g Consider Flexibility in Development Standards

Consider providing flexibility in development standards to facilitate the clustering of new development in order to encourage the retention of scenic resources, landmarks and the

natural landscape.

GOAL 15.C Promote the development of commercial and industrial businesses to meet the present and future needs of Columbia's residents and visitors.

Policies:

- 15.C.1 Support and protect expansion opportunities of the Columbia Airport through regulation of compatible land uses within the Airport Land Use Commission's boundaries.
- 15.C.2 Promote the development of new industrial or business parks in and around the Columbia Airport.
- 15.C.3 Support and protect expansion opportunities of Blue Mountain Minerals through regulation of compatible land uses on surrounding properties.
- 15.C.4 Encourage new commercial development to be located at the Pedro Wye and within the immediate area of Columbia by utilizing existing historic structures and constructing on vacant parcels to infill between buildings.
- 15.C.5 Promote the development of tourism support industries in and around Columbia State Historic Park
- 15.C.6 Recognize and support Columbia College as a community resource providing educational and recreational opportunities to Tuolumne County on the whole.

Implementation Programs

- 15.C.a Airport Land Use Commission

Continue to recognize and support the policies and standards of the Airport Land Use Commission in reviewing new development proposals within the boundaries of the Airport Land Use Policy Plan.
- 15.C.b Secondary Safety Zone

Designate those properties which are located within the Secondary Safety Zone as having land use density restrictions as outlined within the Airport Land Use Commission's jurisdiction so as to support the future operations of the Columbia Airport.
- 15.C.c Industrial Development and Business Parks

Designate areas on the Columbia Community Plan land use diagrams for new industrial complexes or business parks, including lands within and around the Columbia Airport, to provide employment opportunities for Columbia's residents and to promote diversity in the local economy.
- 15.C.d Pedro Wye

Promote commercial development at the Pedro Wye as a regional shopping center for the Columbia area.

15.C.e Tourism Support

Work with the Columbia Chamber of Commerce to outline a "needs profile" relating to tourist support industries in and around Columbia State Historic Park. Periodic evaluations of Columbia Community Land Use diagrams will provide adequate lands to be appropriately designated to meet tourist needs, such as, parking, motel, camping and other recreational facilities.

GOAL 15.D Minimize the inherent conflict between pedestrian and vehicular transportation routes by creating a safe, efficient and economically feasible transportation route for the Columbia community.

Policies

- 15.D.1 Provide a street and highway system that is designed to be safe and efficient and meets the travel needs of Columbia residents, businesses and visitors.
- 15.D.2 Provide mechanisms for new development to share in the cost of transportation facilities, both motorized and non-motorized, which will facilitate the future growth needs of the Columbia community.
- 15.D.3 Encourage the development of bicycle and pedestrian transportation systems.

Implementation Programs

15.D.a Location of Transportation Facilities

Develop transportation facilities in the Columbia area that are compatible with the location of industry, commercial centers, employment centers, residential areas and community facilities.

15.D.b Parrotts Ferry Road Bypass

Promote the development of a Parrotts Ferry Road bypass to alleviate thru and industrial traffic through the historic district and school zone to provide for safe crossing by pedestrians and cyclists by seeking local, state or federal funds for such development.

15.D.c Funding of Transportation Improvements

Require each developer to construct the needed improvements and/or contribute a share of the cost for required improvements to a transportation improvement fund established by the County. Monies collected would be used to complete all or portions of the facilities as sufficient amounts of capital become available.

15.D.d Alternative Funding Sources for Road Improvements

Support alternative funding sources for road improvements, such as assessment districts or County Service Areas, when deemed appropriate.

15.D.e Comprehensive Bicycle and Pedestrian Facility Plan

Encourage the development of a comprehensive bicycle and pedestrian facility plan for the Columbia community which includes the bicycle and pedestrian projects listed in Figure 15.1. The construction standards for such facilities shall be the same as those contained in the

Figure 15.1

Proposed Bicycle and Pedestrian Projects

Proposed Combination Bicycle/Pedestrian Projects
Sawmill Flat Rd. to Columbia College via Melones Water Line
Parrotts Ferry Rd. (Gold Springs Rd.) to Yankee Hill Rd.
Dondero Trail
Parrotts Ferry Rd. (Broadway) to Yankee Hill Rd. (Jackson)
State to Parrotts Ferry Rd. (Broadway) via Rose Quartz
Columbia College to Sonora via Sawmill Flat Road and Highway 49
Columbia to Sonora via Sawmill Flat Road, Parrotts Ferry Road and Highway 49

Proposed Bicycle Facility Projects
Parrotts Ferry Rd. from North Airport Rd. to Marble Quarry Rd.

15.D.f Funding for Bicycle and Pedestrian Facilities

Seek grants and other funding mechanisms to construct bicycle routes and pedestrian facilities in accordance with the comprehensive bicycle and pedestrian facility plan.

15.D.g Easements for Bicycle and Pedestrian Facilities

Encourage the provision of easements to provide for bicycle and pedestrian paths. Notify each agency involved in road and highway maintenance that it is the intent of the Columbia Area Planning Commission to promote development of these paths as street and road developments and improvements occur. The future provision of easements and trails shall not in any manner, authorize trespass upon private property, or increase the right of public agencies to gain access to private property unless expressly authorized by the property owner.

15.D.h Road Standards to Accommodate Bicycle and Pedestrian Facilities

Develop standards for roads within the Columbia Community Plan boundaries, when feasible and appropriate, that include the provision of shoulders wide enough to accommodate bicycle and pedestrian facilities.

15.D.i Pedestrian Facilities in New Residential and Commercial Development

Require new residential development with a density of three (3) dwelling units per acre or greater and new commercial development to provide pedestrian walkways along one side of on-site access roads and portions of access roads on which the project site fronts.

GOAL 15.E Conserve the natural and cultural resources of the Columbia community.

Policies

- 15.E.1 Preserve the natural scenic quality of hillsides and hilltops within the Columbia community.
- 15.E.2 Protect outstanding scenic resources which contribute to the scenic quality and rural character of the Columbia community.
- 15.E.3 Minimize the inherent conflict between development and wildlife habitat by encouraging future development to locate in the less sensitive, or important habitat areas or on sites adjacent to previously developed and disturbed areas.
- 15.E.4 Encourage and support voluntary efforts to protect and enhance Woods Creek, Mormon Creek and the Dondero Trail for scenic and recreational values.
- 15.E.5 Plan new development so as to not preclude the utilization of targeted mineral lands.
- 15.E.6 Evaluate all historic buildings, significant archaeological sites and other community landmarks that provide a tie with the past and, where appropriate, preserve, and/or monument the significance of these cultural resources.
- 15.E.7 Encourage the rehabilitation, restoration and adaptive reuse of existing historic structures.

Implementation Programs

15.E.a Hillside Conservation

Encourage hillside development to be designed and located to be compatible with, rather than imposed on, the landscape and environment by minimizing the amount of grading and topographical alteration. Formulate guidelines which provide recommendations for integrating new construction with hillsides and hilltops. These recommendations will be made available to assist in the designing of new land development projects which are proposed on hillsides or on ridgetops. The guidelines should address fire-safe construction techniques, vegetation retention, retaining wall enhancement, alternative road construction techniques to reduce cuts and fills, reduced standards for bicycle and pedestrian facilities, and illustrate techniques for blending new construction with the surrounding hillsides and hilltops

15.E.b Heritage Corridors

Consider developing guidelines to address the development of properties along the following corridors which exhibit outstanding historic resources, scenic beauty or recreational value within the Columbia community: Parrotts Ferry Road, Sawmill Flat Road, Yankee Hill Road and Highway 49.

15.E.c Woods Creek, Mormon Creek and the Dondero Trail

Require appropriate mitigation for impacts to biological resources from new development along Woods and Mormon Creeks and encourage the design of such development to accommodate the provision of non-motorized trails along the creeks for recreational opportunities.

15.E.d Recreational Uses

Encourage the dedication of public access easements for the facilitation of a community wide

pedestrian accessibility plan to capitalize on the recreational opportunities of Mormon and Woods Creeks.

15.E.e Community Landmarks Survey

Survey the community to establish significant historic, biologic and other landmarks that provide a community "sense of place" that should be preserved. This would supplement the existing inventory of the Columbia State Historic Park by surveying areas not addressed within the document.

15.E.f Encourage New Development to Blend with Existing Landscape

Encourage the design of new development to blend with the natural contour of the land and the natural vegetation.

15.E.g North and South Fork of the Stanislaus River

Require as a condition of approval of discretionary entitlements for new development that surface runoff from that development be filtered through sedimentation basins, grease traps or similar devices prior to discharge into the Stanislaus River to minimize degradation of downstream waterbodies.

Responsibility for Programs: Administration of the Implementation Programs listed in this community plan is the shared responsibility of the Board of Supervisors, Columbia Area Planning Commission, County Administrative Office, Tuolumne County Planning Department, Department of Public Works, Fire Department, Recreation Department, Division of Environmental Health, Department of Building and Safety, and the Airport Land Use Commission with the Planning Department serving as the primary administrator.

Funding Sources: Administration of the Implementation Programs listed herein will be funded through the County's General Fund, Road Fund, and grants.

Time Frame for Implementation: The target date for implementation of the programs listed in this community plan related to the Columbia Design Guide and Community Survey is FY 98-99; all other programs are ongoing.

CHAPTER 16: EAST SONORA COMMUNITY PLAN

INTRODUCTION

The East Sonora Community Plan dates back to the early 1970's when the East Sonora Area Plan was originally proposed. At that time, the plan was considered as a growth plan for the East Sonora area; a plan was drafted, but was never officially adopted. In 1985, the East Sonora Area Business Association requested the Planning Department to resurrect and revise the earlier community plan. The 1985 proposal mapped out the boundaries of the East Sonora community, focused on the much debated Highway 108 Bypass route, and was to address the issue of melding commercial and industrial activities with surrounding residential neighborhoods.

Today's Community Plan has been downsized in scope due to the concurrent development of the Tuolumne County General Plan. Policies that have been developed to shape Tuolumne County's growth and development through the year 2020, are those which will also define East Sonora's direction.

As contained within the 1992 Blue Ribbon Growth Management Report¹, policy recommendations relating to commercial and industrial development, pedestrian accessibility as well as the development of transportation facilities have been incorporated into the East Sonora Community Plan. The Community Plan also emphasizes retaining the rural character along the Highway 108 Bypass route, while redefining and revitalizing the Mono Way commercial corridor.

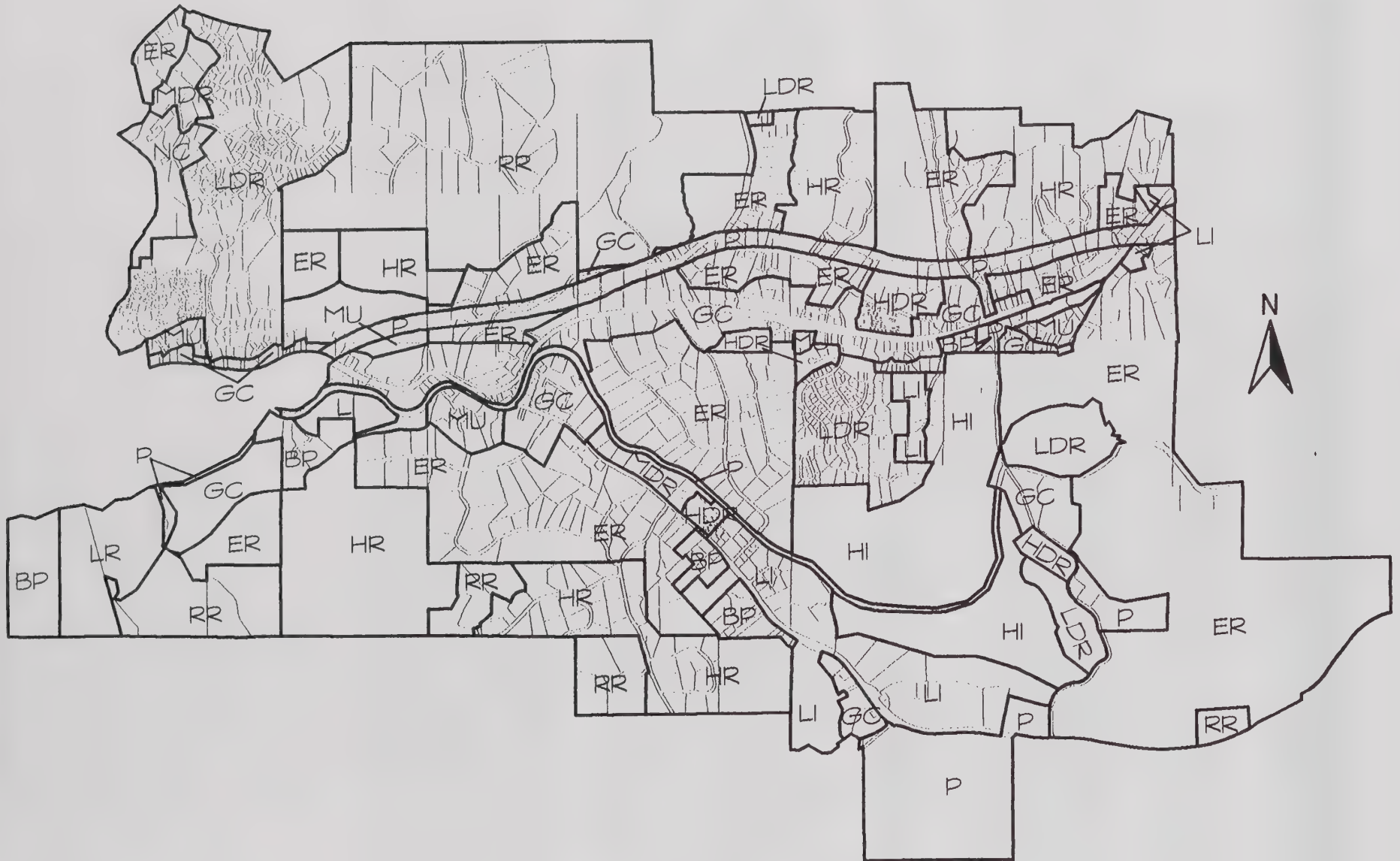
Unique natural as well as developed areas of East Sonora are recognized for their contribution to the character of the East Sonora Community; such areas include the Sierra Railroad, Elsie's Pool at Sullivan Creek, Curtis Creek, and the town of Standard. The Community Plan focuses specific policies that will serve to conserve these landmarks as well as enhance their stature for the benefit of Tuolumne County.

The Community Plan's physical boundaries are as they were when presented under the 1985 Area Plan. The Plan begins at the City of Sonora's eastern boundary at Greenly Road and proceeds to Standard Road; the width encompasses parts of Phoenix Lake Road and Peaceful Valley Road to the north and Tuolumne Road to the south. Within this area lie the Mono Village, Hess Estates, Greenley Oaks, Quail Ridge Ranch, and Lambert Lake Subdivisions; the retirement community of Sonora Hills; Standard Park; Curtis Creek Elementary School; Mono Village Fire Station; the Junction, Sonora East and Mono Village Shopping Centers; Boulder Plaza, Hillsdale and Indian Rock commercial centers; the Sonora Oaks Convention Center; Pacific Gas & Electric, Tuolumne Utilities District and TCI Cable headquarters; and, the Sierra Pacific Industries sawmill.

1

Blue Ribbon Growth Management Report, County of Tuolumne, April 1992.

EAST SONORA COMMUNITY PLAN BOUNDARY DIAGRAM



SPECIAL PLANNING ISSUES

OVERVIEW OF THE EAST SONORA COMMUNITY

Given the availability of urban services as well as the locational relationship to Tuolumne County's main transportation route, the development of East Sonora has lead to the intermingling of residential areas with neighboring commercial and industrial uses. Haphazard development perhaps, but nevertheless, East Sonora has always been defined as an integral part of and a focal point for Tuolumne County's economy.

East Sonora is a crossroads where residents of Tuolumne County can shop, recreate, work, and even recycle. It has become a place to meet, to come together; a resting place and a half way point for visitors heading to the high country. Almost year round, recreational travelers use this route for access to Pinecrest Lake, Beardsley Reservoir, Dodge Ridge, vacation cabins, and camping facilities of the Stanislaus National Forest. As such, East Sonora needs to be an area easily moved through, in and around.

Unlike the communities of Jamestown and Columbia, East Sonora is the metropolitan hub of Tuolumne County. It's focus is not based on the preservation of historical quality or setting, but on progress, on meeting the future head on without reservation. No other community within Tuolumne County has the diversity, infrastructure and, subsequently, the demand as does East Sonora. The vision behind the East Sonora Community Plan is that of flexibility and adaptability to insure that this community remains viable and strong in its role as the economic base of Tuolumne County.

CALTRANS BYPASS

On July 20, 1960, a proposed alignment for Route 108 through East Sonora was adopted as a freeway by the California Highway Commission. By the mid-1960's, a freeway agreement between Tuolumne County and the Division of Highways was signed and plans for an approximately 5 mile long, four-lane freeway that would adjoin the existing highway 108 route at Sanguinetti Road with the existing four lane expressway, west of Soulsbyville Road. Escalating costs and higher priority projects precluded the funding and construction of the project; in the interim, development took off in the East Sonora area. By 1983, bypass plans were resurrected, however due to extensive development, a new route was needed in order to avoid the development that had occurred in the Standard Road area. In March of 1993, a new adopted alignment was brought out for public review. At the time of this writing it appears that the alignment has been finaled with details of the interchange connections still to be worked out, acquisitions are underway and construction is slated to begin in 1998.

The trade off in keeping the commercialization of the Bypass corridor to a minimum is to concentrate the commercial and industrial activities within the Mono Way/Tuolumne Road corridors while establishing development guidelines for properties adjoining the Bypass corridor.

Sierra Railroad

In 1897, the Sierra Railroad was established as the County's first railroad. To this day, the Sierra Railroad is a key transportation link for the lumber industry, as well as for Tuolumne County's film and tourist industries.

In East Sonora, railroad rights-of-way for future public benefit can be preserved in the form of equestrian/pedestrian/non-motorized corridors. Setbacks and landscaping should be required along the operation all portion of the Sierra Railroad in order to protect the viewshed of tourists riding the steam trains.

New Standard

In 1910, the Standard Lumber Company began the establishment of the town of Standard which developed as a company town housing the lumber mill's employees and families. In 1919, Pickering Lumber bought the company and town and continued to operate it until 1964, when Fibreboard Corporation came into ownership. Between 1966 and 1972, the population of Standard declined by half, many of the homes were sold and moved to the south of Tuolumne Road. Today, only seven of the original structures remain.

Plans are underway for the redevelopment and revitalization of the town of Standard. The East Sonora Community Plan recognizes the prospects for this new community and encourages innovative development to obtain a range of residential densities, commercial enterprises, recreational opportunities and "old town" charm.

Sonora, Curtis and Sullivan Creeks

Sonora, Curtis and Sullivan Creeks are considered to be major contributors to the Don Pedro Reservoir and as such, are key components to municipal and domestic water supplies, agriculture, recreation, freshwater and wildlife habitats. Recognition of these perennial streams and the role they play in our everyday lives brings about the need to provide for their future viability. The East Sonora Community Plan outlines policies which not only serve to protect these creeks, but also bring to light their recreational potential.

EAST SONORA PLANNING LANDMARKS



What is the East Sonora Community Plan?

The East Sonora Community Plan is a part of the Tuolumne County General Plan. The East Sonora Community Plan allows for greater local input into the planning, growth and development of the community of East Sonora. This plan has been formulated to be consistent with the Tuolumne County General Plan but contains certain policies and implementation programs to meet specific needs of the East Sonora Community. The East Sonora Community Plan works as to complement the General Plan and, as such, the policies and implementation programs contained herein are to be implemented in addition to those contained in all of the elements of the General Plan. The long-range growth and development policies were framed to guide the East Sonora Community through orderly growth over the next 25 years. The Plan serves as a guide for the Community of East Sonora; it is the community itself, working together, that will determine the direction the Plan will take.

Planning Advisory Group

Each community has its own unique assets, characteristics, identity and goals; as such, each community is in a strong position to assist the County in assessing the extent of the community's particular need to apply County policies regarding the preservation of small town atmosphere and surrounding open space in the community's pursuit of its long-term goals.

The Blue Ribbon Growth Management report found that the County should encourage and establish citizen education and participation in locally based planning groups with the goal of delegating much of the development regulatory approval process to the local bodies. As outlined within the Policies of the East Sonora Community Plan, the formation of a Planning Advisory Group is considered. If adopted, the advisory group should be the lead in formulating and modifying the Goals and Policies of the Community Plan through their recommendations to the Planning Commission.

Updating and Amending the Community Plan

Due to increases in growth rates, increases in demands for services and changes in planning philosophy, there will always be a need to update and amend the East Sonora Community Plan.

Amendments to the Community Plan may include changes to the diagrams as well as to the textual content. These amendments must be reviewed by the Tuolumne County Planning Commission and approved by the Tuolumne County Board of Supervisors.

On a periodic basis the East Sonora Planning Advisory Group, with assistance of the Planning Department, will conduct a review of the Community Plan during a public hearing to assess the needs of the community and determine if amendments to the Community Plan should be initiated to direct the growth of East Sonora in order to meet those needs.

Implementation of the Community Plan

Implementation of the East Sonora Community Plan shall be in accordance with the programs described herein and with County ordinances and resolutions establishing standards for growth and development. New County regulations adopted after the effective date of the East Sonora Community Plan, which are more restrictive than said plan, shall be incorporated herein without formal amendment to this Community Plan. The implementation of the County's General Plan will well serve the East Sonora Community into the 25 year planning horizon.

GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

GOAL 16.A **Create a bypass route along the proposed Highway 108 corridor that will maintain the rural setting while allowing for the sensitive integration of community identification signage and residential development.**

Policies

- 16.A.1 Consider the establishment of development guidelines for properties along the Highway 108 corridor that will preserve the rural character of the Bypass route.
- 16.A.2 Conserve the natural scenic quality of hillsides and vistas within the Highway 108 Bypass corridor.
- 16.A.3 Encourage the creation of community information signs along the Bypass.
- 16.A.4 Promote the establishment of Park and Ride facilities in conjunction with the Bypass development.
- 16.A.5 Consider the use of design modifications with regards to road design so as to retain the rural character of outlying residential development.
- 16.A.6 Maintain rural and natural qualities of the outlying East Sonora Community through the use of native tree species for landscaping and preservation of blocks of native vegetation, with emphasis along main circulation corridors.

Implementation Programs

16.A.a Setbacks and Screening

Establish setbacks of 100 feet from the Bypass right-of-way line for any newly constructed building. Encourage the screening of materials and equipment within the established setback through the use of landscaping and architectural elements so as not to be of an intrusive nature with the viewshed along the bypass.

16.A.b Hillside Conservation

Encourage hillside development to be designed and located to be compatible with, rather than imposed on, the landscape and environment by minimizing the amount of grading and topographical alteration it necessitates. Formulate guidelines which provide recommendations for integrating new construction with hillsides and hilltops. These recommendations will be made available to assist in the designing of new land development projects which are proposed on hillsides or on ridgetops. The guidelines should address fire-safe construction techniques, vegetation retention, retaining wall enhancement, alternative road construction techniques to reduce cuts and fills, reduced standards for bicycle and pedestrian facilities, and illustrate techniques for blending new construction with the surrounding hillsides and hilltops

16.A.c Signage

Encourage the development of a community sign plan along the Bypass route at on- and off-ramps. Signs should be uniform in design and promote East Sonora Community businesses. Other signage should be limited to Caltrans informational signs so as not to detract from the community signs.

- 16.A.d **Park and Ride**
- Investigate the development of "Park and Ride" facilities at the entrance points to the bypass route.
- 16.A.e **State and Federal Funding**
- Pursue State and Federal funding, such as Intermodal Surface Transportation Enhancement Activities (ISTEA), for use in habitat restoration, park and ride facilities, and guard rail replacements along the bypass route.
- 16.A.f **Design Modifications**
- Develop road design modifications which will work with the natural topography and native vegetation patterns so as to retain the rural character of residential areas along the Bypass corridor.
- 16.A.g **Rural Setting**
- Develop plans for the preservation of native tree species and blocks of native vegetation to maintain the rural atmosphere along the Bypass route; where appropriate, direct and design off-site habitat mitigation along the Bypass route.

GOAL 16.B Redefine and revitalize the commercial and industrial areas of East Sonora.

Policies

- 16.B.1 Consider the establishment of design standards for commercial and industrial developments.
- 16.B.2 Support mixed use development within the East Sonora Community Plan boundaries to promote infilling by providing for flexibility and innovation in such development.
- 16.B.3 Discourage the spread of strip commercial development along Highway 108 and Tuolumne Road, east of Standard Road.
- 16.B.4 Promote the development of a new industrial and regional business park along Tuolumne Road.
- 16.B.5 Encourage the development of a community wide campaign focusing on the aesthetics of East Sonora.
- 16.B.6 Consider the establishment of an East Sonora Sign Ordinance that provides greater flexibility and more opportunities to increase visibility of East Sonora businesses.
- 16.B.7 Encourage new commercial development to be located along Mono Way and Tuolumne Road by utilizing existing structures and constructing on vacant parcels to infill between existing development.
- 16.B.8 Encourage the consolidation of ingress/egress through shared driveways with regards to new development in order to minimize encroachments on State and County roads.

Implementation Programs

16.B.a Design Guide

Encourage the development of a design guide which outlines desirable site design elements as well as architectural elements for commercial and industrial projects citing the Indian Rock and Boulder Plaza developments as positive displays of such elements.

16.B.b Mixed Use Development

Designate areas on the East Sonora Community Plan land use maps as Mixed Use (MU) to provide for flexibility and innovation in developing infill areas.

16.B.c Strip Commercial Development

Discourage the expansion of strip commercial development along Highway 108 and Tuolumne Road by prohibiting commercial and/or industrial development through the East Sonora Community Plan land use diagrams.

16.B.d Industrial and Business Park Development

Designate areas on the East Sonora Community land use diagrams for new industrial complexes and business parks, including lands within and around Sierra Pacific Industries, to provide employment opportunities for residents of Tuolumne County.

16.B.e Provision of Amenities

Where appropriate, require new commercial and industrial development to contribute in the provision of the following:

1. Pedestrian walkways along one side of all on-site access roads;
2. Street lights in all areas where pedestrian walkways are required and in areas as needed for safety and crime deterrent; and,
3. Shade trees, spaced approximately 25 feet apart, along all street frontages.

16.B.f Community Landscape Program

Consider the establishment of a community wide landscape program to reduce the asphalt impact currently found in East Sonora. Seek local business participation in creating landscaped focal points within existing commercial and industrial centers that lend themselves to employee and visitor use. Promote the planting of street trees along transportation routes and at entrances to commercial centers; create formal landscaped entrances to the Mono Way business corridor.

16.B.g Art in Public Places

Encourage the development of public displays of art within and around existing commercial centers. Consider the incorporation of sculptures and murals depicting local, regional, and historical values of the Sierra Nevadas.

16.B.h Shared Ingress/Egress

Develop criteria which would allow for routine consolidation of ingress/egress points along Mono Way and Tuolumne Road.

GOAL 16.C Conserve unique natural and historical resources that serve as community landmarks for East Sonora.

Policies

- 16.C.1 Consider the establishment of design standards and setbacks along the Sierra Railroad grade, Sullivan Creek, Sonora Creek and Curtis Creek.
- 16.C.2 Minimize the existing conflict between development and wildlife habitat within East Sonora.
- 16.C.3 Protect outstanding scenic resources and viewsheds which contribute to the recreational enjoyment of the East Sonora Community and help define the character of that community.
- 16.C.4 Encourage new development to capitalize on the use of native vegetation for aesthetic and functional purposes.
- 16.C.5 Support the continued use of the Sierra Railroad for expanded freight and passenger transportation services.
- 16.C.6 Support the use of the abandoned Sierra Railroad grade for pedestrian and equestrian recreational use.
- 16.C.7 Encourage and support voluntary efforts to protect and enhance Sullivan Creek, Elsie's Pool, Curtis Creek, Sonora Creek and associated riparian vegetation for scenic and recreational values.

Implementation Programs

- 16.C.a Community Landmarks Survey
 - Survey the community to establish significant historic, biologic and other landmarks that provide a community "sense of place" that should be preserved as civic facilities.
- 16.C.b Off-Site Mitigation
 - Where appropriate, create a mechanism whereby proposed new development within the East Sonora Community, may utilize off-site habitat in order to eliminate conflicts with commercial and industrial uses.
- 16.C.c Pedestrian Access
 - Encourage the dedication of public access easements for the facilitation of a community wide pedestrian accessibility plan to capitalize on the recreational opportunities of Curtis, Sonora and Sullivan Creeks and the Sierra Railroad grade.
- 16.C.d Require Filtration of Surface Runoff
 - Require as a condition of approval of discretionary entitlements for new development that surface runoff from that development be filtered through sedimentation basins, grease traps

or similar devices prior to discharge into Sullivan, Sonora and Curtis Creeks to minimize degradation of their waters.

16.C.e **Limit Crossing of Waterways**

Limit the number of road crossings of streams, creeks and other tributaries of Sullivan, Sonora and Curtis Creeks to minimize impacts of riparian habitat as a condition of approval of entitlements for new development.

16.C.f **Habitat Conservation and Recreational Opportunities**

Require appropriate mitigation for impacts to biological resources from new development along Sullivan and Curtis Creek and encourage the design of such development to accommodate the provision of non-motorized trails along the creeks for recreational opportunities.

16.C.g **Elsie's Pool**

Support the development of a regional park at Elsie's Pool which would provide opportunities for nature study and recreational pursuits.

GOAL 16.D Protect the existing residential neighborhoods of East Sonora while providing opportunities for quality higher density residential development.

Policies

16.D.1 Require new development which borders existing residential neighborhoods to provide adequate and appropriate buffers, such as setbacks or vegetative screening, between itself and the neighborhood.

16.D.2 Consider the establishment of design criteria for Medium and High Density Residential developments.

16.D.3 Encourage the use of native vegetation and natural topography in the design of residential developments. Hillside construction should nestle in among trees and use an architectural design to blend with the environment.

16.D.4 Encourage master planned communities as a means of achieving innovative and creative developments. Said communities should be designed with pedestrian focus.

16.D.5 Require new urban residential development to provide amenities such as pedestrian walkways, bicycle paths, street lights, landscaping and recreational facilities.

Implementation Programs

16.D.a **Buffers**

Require new development bordering existing residential neighborhoods to provide adequate and appropriate buffers between itself and the neighborhood. Such buffers could include areas of recreational opportunities and landscape corridors.

16.D.b Multi-Family Design Guide

Develop design criteria for Medium and High Density Residential developments which create community pride and interaction through architectural integrity and site design. Consider the use of front porches, community gardens, and the separation of pedestrian and vehicle circulation.

16.D.c Natural Environment

Emphasize native vegetation and natural topography as paramount in the design of residential developments. New developments should be reviewed for architectural compatibility with the surrounding environment.

16.D.d Master Planned Communities

Promote the use of Development Agreements in order to offer the most flexible means for creative and innovative design opportunities. Encourage project proponents to consider mixed use, clustering, and recreational use of Open Space habitats, where appropriate to create viable communities.

16.D.e Provision of Amenities

Require, where appropriate, new residential development with a density of three (3) dwelling units per acre or greater to provide the following:

1. Pedestrian walkways along one side of all on-site access roads;
2. Street lights in all areas where pedestrian walkways are required and in areas as needed for safety and crime deterrent; and,
3. Shade trees, spaced approximately 25 feet apart, along all street frontages.

16.D.f Provision of Recreational Facilities

Require new residential development of five or more units to participate in the provision of recreational facilities as follows:

1. Recreation facilities for multiple family housing projects will be provided on site;
2. For recreation facilities for residential subdivisions, the subdivider may provide said facilities on site, pay an in-lieu recreation fee, or dedicate land for public recreational facilities.

Properties located along Curtis, Sonora or Sullivan Creeks may dedicate recreational access easements towards fulfilling said requirements.

GOAL 16.E Promote the development of community oriented recreational opportunities and facilitate pedestrian accessibility throughout East Sonora.

Policies

- 16.E.1 Consider the incorporation of landscaped berms and medians to separate bicycle and pedestrian facilities from local collector roadways.

- 16.E.2 Establish a master park and recreation plan for the Community of East Sonora with Standard Park as the focus.
- 16.E.3 Support the continued provision of the County's transit system.
- 16.E.4 Establish guidelines that encourage new residential development to be provided with recreational facilities, including useable open space, when creating five or more parcels and/or units.

Implementation Programs

16.E.a Roadway Design Standards

Develop design standards which would allow for the inclusion of sidewalks, street trees, landscape berms and bike paths, where feasible, to separate pedestrian traffic from vehicular traffic along rural collector roads including: Mono Way, Tuolumne Road, Phoenix Lake Road, and Standard Road.

16.E.b Local Transit System

Establish a transit network between park and ride facilities and the local county transit system that is compatible with the location of industrial, commercial, and residential areas.

16.E.c Bus Stops

Provide for the development of sheltered bus stops in conjunction with commercial, industrial and residential developments.

16.E.d Provision of Amenities

Require new development to participate in the provision of the following:

1. Pedestrian walkways along on side of on-site access roads or access roads as they front on the site; and,
2. Street lights or other types of exterior lighting in all areas where pedestrian walkways are provided and in additional areas as required for safety and crime deterrent.

16.E.e Provision of Recreational Facilities

Require, where feasible, new residential development of five or more units to participate in the provision of recreational facilities for their residents as follows:

1. For multiple family housing developments, recreational facilities will be provided on site;
2. For residential subdivisions, the subdivider will have the option to provide recreational facilities on site, pay an in-lieu recreation fee or dedicate land for public recreational facilities.

16.E.f Sullivan, Sonora and Curtis Creeks

Encourage property owners abutting Sullivan, Sonora and Curtis Creeks to consider dedicating recreational access easements. Said easements in no way authorize trespass

upon private property, or increase the right of public agencies to gain access to private property without the express approval of the property owner.

16.E.g "East Sonora Park"

Support the expansion of Standard Park as a shared use facility with the Sonora High School future expansion site to create a regional park. Possible facilities to be developed could include: lighted tennis courts, indoor swimming, track and field, picnic grounds, and an outdoor amphitheater.

Responsibility for Programs: Administration of the Implementation Programs listed in this community plan is the shared responsibility of the Board of Supervisors, Tuolumne County Planning Commission, Tuolumne County Department of Public Works, Department of Building and Safety, Division of Environmental Health, Fire Department, Park and Recreation Department, the citizens of the East Sonora Community, and the Tuolumne County Planning Department serving as the primary administrator.

Funding Sources: Administration of the Implementation Programs listed herein will be funded through the County's General Fund, Road Fund and grants.

Time Frame for Implementation: Implementation of the programs listed in this community plan are ongoing.

GLOSSARY

Abbreviations and Acronyms

ADT	Average Daily Trips	ER	Estate Residential (land use designation)
AG	Agricultural (land use designation)	FAR	Floor Area Ratio
ALUC	Airport Land Use Commission	FEMA	Federal Emergency Management Agency
BMP	Best Management Practices	FHWA	Federal Highway Administration
BP	Business Park (land use designation)	FIRM	Federal Insurance Rate Map
CCCRI	Chinese Camp Cultural Resources Inventory	GBOFCRI	Groveland/Big Oak Flat Cultural Resources Inventory
CC&R's	Covenants, Conditions and Restrictions	GIS	Geographic Information System
CDBG	Community Development Block Grants	HAP	Housing Assistance Plan
CDF	California Department of Forestry and Fire Protection	HCD	Housing and Community Development, State of California
CEQA	California Environmental Quality Act	HDR	High Density Residential (land use designation)
CIP	Capital Improvements Program	HI	Heavy Industrial (land use designation)
CLG	Certified Local Government Program	HR	Homestead Residential (land use designation)
CMP	Congestion Management Plan	HUD	Housing and Urban Development, United States
CNEL	Community Noise Equivalent Level	JPA	Joint Powers Authority
COG	Council of Governments	GC	General Commercial (land use designation))
DB	Decibel	LDR	Low Density Residential (land use designation)
EIR	Environmental Impact Report (CEQA)	LI	Light Industrial (land use designation)
EIS	Environmental Impact Statement (NEPA)		

LOS	Level of Service	TCCH	Tuolumne County Contextual History
LR	Large Lot Residential (land use designation)	TCHPRC	Tuolumne County Historic Preservation Review Commission
MDR	Medium Density Residential (land use designation)	TDR	Transfer of Development Rights
MPZ	Mineral Preserve Zone (land use designation)	TOT	Transient Occupancy Tax
MRZ	Mineral Resource Zone (State classification)	TPZ	Timber Production Zone (land use designation)
MU	Mixed Use (land use designation)	TSM	Transportation Systems Management
NC	Neighborhood Commercial (land use designation)	UBC	Uniform Building Code
NEPA	National Environmental Policy Act	UFC	Uniform Fire Code
O	Open Space (land use designation)	WA	Williamson Act
OHP	California State Office of Historic Preservation	WHR	Wildlife Habitat Relationship System
OPR	Office of Planning and Research, State of California		
P	Public (land use designation)		
RMDZ	Recycling Market Development Zone		
R/P	Parks and Recreation (land use designation)		
RR	Rural Residential (land use designation)		
SC	Special Commercial (land use designation)		
SCORE	Service Corps of Retired Executives		
SCRI	Soulsbyville Cultural Resources Inventory		
SOI	Sphere of Influence		
SRA	State Responsibility Area		

Definitions

A-Weighted Sound Level

All sound levels referred to in this document are in A-weighted decibels. A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A-weighting, as it provides a high degree of correlation with human annoyance and health effects.

Acceptable Risk

Acceptable risk means a hazard which is deemed to be a tolerable exposure to danger given the expected benefits to be obtained. Different levels of acceptable risk may be assigned according to the potential danger and the criticalness of the threatened structure. The levels may range from "near zero" for high occupancy or critical use areas to "moderate" for open space, agriculture and low-intensity warehouse use.

Access

Access is the ability to enter and exit a site or facility.

Acres, Gross

Gross acres means the entire acreage of a site including easements and rights-of-way.

Acres, Net

Net acres means the area of a parcel excluding areas within deeded or dedicated road easements and less any bodies of water that exceed twenty percent of the gross acreage.

Adaptive Reuse

Adaptive reuse means the conversion of obsolescent or historic buildings from their original or most recent use to a new use. For example, the conversion of a former hospital or school building to residential use or the conversion of an historic single-family home to office use.

Adequate Housing

Adequate housing is housing which: (1) is structurally sound, water- and weather-tight, with adequate cooking and plumbing facilities, heat, light and ventilation; (2) contains enough rooms to provide reasonable privacy for its occupants; and, (3) is within the economic means of the households who occupy it.

Adjusted Basis

Adjusted basis is as defined in the Internal Revenue Code.

Adverse Impact

Adverse impact means a negative consequence for the physical, environment resulting from an action or project.

Affordable Housing

Affordable housing means housing capable of being purchased or rented by a household with very low, low or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for housing including utilities.

Age

The age classification in the Housing Element is based on the age of the person in completed years as of April 1, 1990.

Agency

Agency means a governmental entity, department, office or administrative unit responsible for carrying out regulations.

Agricultural Building

An agricultural building is a structure designed and constructed to house farm implements, poultry, livestock, hay,

grain, or other horticultural products.

Agricultural Land Use

Agricultural land use is defined as a commercial use of the land to produce food or fiber, upon the land and may include the packaging or processing of products originating on the land as well as compatible uses that are capable of co-existing with the current or future agricultural use without interfering with agricultural production.

Agricultural Lands

Agricultural lands are defined as those lands with a potential for crop production, or grazing, which combine suitable climatic, topographic, and soil conditions to produce food or fiber with or without irrigation and are capable of bringing a sufficient return to meet all production costs.

Agricultural Lands of Limited Importance

Agricultural lands of limited importance are agricultural lands which receive a score of 124 or less as determined by the agricultural rating system matrix.

Agricultural Lands of Local Importance

Agricultural lands of local importance are agricultural lands which receive a score of at least 125 but not more than 174 as determined by the agricultural rating system matrix.

Agricultural Preserve

Agricultural preserve means land designated for agriculture or conservation.

Agriculture

Agriculture means the use of land for the production of food and fiber, including the growing of crops and/or the grazing of animals on natural or improved pasture land.

Agriculture-related Business

Agriculture-related business means businesses that support local agriculture,

such as feed mills, poultry processing, creameries, auction yards, processing facilities, wineries and veterinarians.

Agricultural Support Services

Agricultural support services are land uses which support local agricultural land uses through processing agricultural products or providing services or supplies necessary to the operation of an agricultural land use. Examples of such support services include feed mills, dairy supplies, poultry processing, creameries, auction yards, wineries, and veterinarians.

Air Ambulance

An air ambulance is any rotor or fixed wing aircraft equipped and used for the primary purposes of responding to emergency calls and transporting critically ill or injured patients, whose medical flight crew has at a minimum two (2) attendants certified or licensed in advanced life support.

Air Pollution

Air pollution is the concentration of substances found in the atmosphere which exceed naturally occurring quantities and are undesirable or harmful in some way.

Airport Land Use Commission (ALUC)

The Airport Land Use Commission (ALUC) is a commission established by the Tuolumne County Board of Supervisors in May, 1977 pursuant to Sections 21670-21677 of the California Public Utilities Code to promote the orderly development of each public airport within the County and its area of influence in such a manner as to safeguard both the welfare of the inhabitants in such areas and the interests of the general public and to assure safety of air navigation as well as to encourage the growth of air

commerce.

Airport Land Use Policy Plan

The Airport Land Use Policy Plan is a plan developed pursuant to Section 21675 of the California Public Utilities Code to provide guidelines for the ALUC to evaluate any new land uses under consideration by a public agency which may affect or be affected by airport activities to determine if these projects would be compatible with current and anticipated airport operations.

Airport-related Use

Airport-related use means a use which supports airport operations including, but not limited to, aircraft repair and maintenance, flight instruction, and aircraft chartering.

Air Rights

Air rights are the rights granted by a property owner to use space above an existing right-of-way or other site.

Alley

Alley means a narrow service way, either public or private, which provides a permanently reserved but secondary means of public access not intended for general traffic circulations. Alleys typically are located along rear property lines.

Alluvial

Alluvial means soils deposited by stream action.

Alteration

Alteration means any change or modification, through private or public action, to the character-defining or significant physical features of a cultural resource. Such changes may be changes to or modification of structure, architectural details, or visual characteristics, grading, surface paving, the addition of new structures, cutting or removal of trees, landscaping, and other natural features, disturbance of

archaeological sites or areas, and the placement or removal of any significant objects such as signs, plaques, light fixtures, street furniture, walls, fences, steps, plantings, and landscape accessories affecting the significant visual and/or historical qualities of the property.

Ambient

Ambient means surrounding on all sides. It is a term used to describe measurements of existing conditions with respect to traffic, noise, air and other environments.

Amenity

Amenity is any service or facility which extends beyond the definition of adequate housing.

Annex

Annex means to incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Anticipatory Demolition

Anticipatory demolition is the intentional removal or disturbance of a cultural resource during the environmental review process or within three years or less of submitting a development proposal.

Apartment

Apartment means one or more rooms of a building used as a place to live in a building containing at least one other unit used for the same purpose. Apartment also means a separate suite, not owner occupied, which includes kitchen facilities and is designed for and rented as the home, residence, or sleeping place of one or more persons living as a single housekeeping unit.

Approach Zone

Approach zone means the air space at each end of a landing strip that defines the glide path or approach path of an

aircraft and which should be free from obstruction.

Appropriate

Appropriate means an act, condition or state which is considered suitable.

Aquifer

Aquifer means an underground, water-bearing layer of earth, porous rock, sand or gravel through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.

Arable

Arable means land capable of being cultivated for farming.

Archaeological

Archaeological means relating to the material remains of past human life, culture or activities.

Archaeological Resource

See cultural resource.

Artesian

Artesian means an aquifer in which water is confined under pressure between layers of impermeable material. Wells tapping into an artesian stratum will flow naturally without the use of pumps. (See "Aquifer")

Base Flood

Base flood means in any given year, a 100-year flood that has 1% likelihood of occurring and is recognized as a standard for acceptable risk.

Bed and Breakfast

Bed and breakfast refers to a dwelling unit which provides lodging and breakfast for temporary overnight occupants for compensation.

Best Management Practices (BMP)

Best management practices mean any program, technology, process, siting

criteria, operating method, measure or device which controls, prevents, removes, or reduces impacts from an action. The most effective, or "best" techniques are applied to each specific circumstance depending on the problem, physical or geopolitical setting.

Bikeway

Bikeway is a term that encompasses bicycle lanes, bicycle paths and bicycle routes.

Biological Resources

Biological resources include all vertebrate and invertebrate animal species and all plants and the habitats occupied by these plant and animal species.

Biomass

Biomass is plant material, used for the production of such things as fuel alcohol and non-chemical fertilizers. Biomass sources may be plants grown especially for that purpose or waste products from livestock, harvesting, milling or from agricultural production or processing.

Biotic Community

A biotic community is a group of living organisms characterized by a distinctive combination of both animal and plant species in a particular habitat.

Bond

A bond is an interest-bearing promise to pay a stipulated sum of money, with the principal amount due on a specific date. Funds raised through the sale of bonds can be used for various public purposes.

Buffer

Buffer means an area or band of land that serves to separate inherently or potentially incompatible land uses, such as residential areas and areas of intensive agriculture, and acts to soften or mitigate the effects of one land use on the other. Buffers may be an expense of undeveloped land, a water course, tree stand, landscape berm,

roadway, ridge or other topographic feature.

Building

Building means any structure used or intended for supporting or sheltering any use or occupancy.

Buildout; Build-out

Buildout means the development of land to its full potential or theoretical capacity as permitted under current or proposed land use designations or zoning districts.

Business Incubator

A business incubator is a facility which provides inexpensive, appropriately-sized space, access to commonly required administrative support services, and access to management, financial and technical assistance for the purpose of reducing small business failures by making it easier for them to survive the critical early stages of business development.

California Department of Forestry and Fire Protection (CDF)

The California Department of Forestry and Fire Protection (CDF) is the state agency that has primary responsibility for wildland fire protection on state and private lands within California pursuant to Sections 4102 and 4125-4127 of the State Public Resources Code. This is commonly referred to as the State Responsibility Area. Generally speaking, these are watershed lands which are not within incorporated cities, federal lands, or agricultural crop lands. CDF also has wildland fire protection responsibility on lands administered by the Bureau of Land Management, Bureau of Reclamation, and Army Corps of Engineers located within Tuolumne County through contract agreements with those federal agencies. CDF responds to structure and improvement fires during the fire season because they are a threat to its responsibilities and will act to extinguish these fires.

California Environmental Quality Act (CEQA)

The California Environmental Quality Act is a state law requiring state and local agencies to regulate activities with consideration for environmental protection.

California Forest Practice Rules

The California Forest Protection Rules are rules established under Title 14 of the California Code of Regulations Sections 895-1115.41 which set forth best management practices for timber harvesting activities.

California Forest Stewardship Program-Stewardship Incentive Program

This voluntary program is implemented through the California Department of Forestry and Fire Protection and encourages and financially assists land owners to manage private forest lands to provide economic and environmental benefits for themselves and future generations.

California Register of Historical Resources

The California Register of Historical Resources is a comprehensive listing of California's historical resources including those listed in or formally determined eligible for the National Register of Historic Places, California Registered Historical Landmarks No. 770 onward, and CA Points of Historical Interest that have been evaluated by the State Office of Historic Preservation. To be listed, a resources must be associated with events contributing to the broad patterns of the state's history and culture, or with historically important people; or it must embody distinctive characteristics of type, period, region, or construction method, or represent the work of a creative individual; or it must have a potential for yielding important information in California's history or prehistory.

Caltrans

Caltrans means the California

Department of Transportation.

Capital Improvement Program (CIP)

A Capital Improvement Program is a plan, adopted by a city or county, that schedules physical improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the jurisdiction. The program should be reviewed annually for conformance to and consistency with the General Plan.

Carbon Dioxide

Carbon dioxide is a colorless, odorless, non-poison gas that is a normal part of the atmosphere.

Carbon Monoxide

Carbon monoxide is a colorless, odorless, highly poisonous gas produced by automobiles and other machines with internal combustion engines that imperfectly burn fossil fuels such as oil and gas.

Census

Census means the official decennial enumeration of the population conducted by the federal government.

Central Business District (CBD)

The Central Business District is the major commercial downtown center of a community.

Central California Information Center (CCIC)

The Central California Information Center (CCIC) is the resource inventory maintained by the Central California Information Center at California State University at Stanislaus, in Turlock.

Central Sierra Planning and Economic Development Council (CSPC)

The CSPC is the Council of Governments established by local governments in Alpine, Amador, Calaveras and Tuolumne Counties to facilitate regional planning for this area.

Certified Local Government Program

The Certified Local Government Program is a program sponsored by the California Office of Historic Preservation (SHPO) and the United States Department of the Interior that provides funding and technical assistance for local historic preservation programs and requires adoption of a county cultural resources protection ordinance and maintenance of a cultural resource inventory.

Channelization

Channelization means (1) The straightening and/or deepening of a watercourse for purposes of storm-runoff control or ease of navigation. Channelization often includes lining of stream banks with a retaining material such as concrete. (2) At the intersection of roadways, the directional separation of traffic lanes through the use of curbs or raised islands which limit the paths that vehicles may take through the intersection.

Character

Character means special physical characteristics of a structure or area that set it apart from its surroundings and contribute to its individuality.

Circulation Element

Circulation element is one of seven State-mandated elements of a local general plan, it contains adopted goals, policies and implementation programs for the planning and management of existing and proposed thoroughfares, transportation routes, and terminals, all correlated with the land use element of the general plan.

City

City, with a capital "C," generally refers to the government or administration of a city. City, with a lower case "c" may mean any city, or may refer to the geographical area of the city (e.g., the city's bikeway system.)

Clear Zone

Clear zone is that section of an approach zone of an airport where the plane defining the glide path is 50 feet or less above the center line of the runway. The clear zone ends where the height of the glide path above ground level is above 50 feet. Land use under the clear zone is restricted.

Clustered Development

Clustered development means development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open space area.

Code Enforcement

Code enforcement is the power of the local government to require that all properties meet certain standards of construction, maintenance, health, and safety.

Commercial

Commercial is a land use classification which permits facilities for the buying and selling of commodities and services.

Commercial Strip

Commercial Strip means commercial development, usually one store deep, that fronts on a major street for a distance of one city block or more. Includes individual buildings on their own lots, with or without on-site parking, and small linear shopping centers with shallow on-site parking in front of the stores.

Community Care Facility

Community Care Facility means elderly housing licensed by the State Health and Welfare Agency, Department of Social Services, typically for residents who are frail and need supervision. Services normally include three meals daily, housekeeping, security and emergency response, a full activities program, supervision in the dispensing of

medicine, personal services such as assistance in grooming and bathing, but not nursing care. Sometimes referred to as residential care or personal care. (See "Congregate Care.")

Community Development Block Grant (CDBG)

CDBG is a grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Community Facilities District

Community Facilities District means, under the Mello-Roos Community Facilities Act of 1982 (Government Code Section 53311 *et seq*), a legislative body may create within its jurisdiction a special district that can issue tax-exempt bonds for the planning, design, acquisition, construction, and/or operation of public facilities, as well as provide public services to district residents. Special tax assessments levied by the district are used to repay the bonds.

Community Noise Equivalent Level (CNEL)

Community Noise Equivalent Level means a 24-hour energy equivalent level derived from a variety of single-noise events, with weighing factors of approximately 4.8 and 10 decibels applied to the evening (7:00 PM to 10:00 PM) and nighttime (10:00 PM to 7:00 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Community Park

A Community Park is land with full public access intended to provide recreation opportunities beyond those supplied by neighborhood parks. Community parks

are larger in scale than neighborhood parks but smaller than regional parks.

Community Plan

A Community Plan is a geographically-specific element of the Tuolumne County General Plan.

Community Water System

A community water system is a public water system which serves at least 15 service connections used by yearlong residents or regularly serves at least 25 yearlong residents. (Section 64400.10 of the California Code of Regulations)

Commute-shed

A Commute-shed is the area from which people do or might commute from their homes to a specific workplace destination, given specific assumptions about maximum travel time or distance.

Compatible

Compatible means, capable of existing together without conflict or ill effects.

Comprehensive Hazardous Waste Management Plan

The Comprehensive Hazardous Waste Management Plan, developed pursuant to Sections 25135 et sequitur of the California Health and Safety Code, intended to identify hazardous waste producers within Tuolumne County and the flow of wastes produced; identify means of handling the waste on or off site; and to determine if safe, effective, and economical facilities for the management of hazardous wastes are available when they are needed, and that these facilities are of the type, and operated in a manner, which protect public health and the environment.

Congestion Management Plan (CMP)

A Congestion Management Plan is a plan, required by law to be adopted by cities and counties, to control and/or reduce the cumulative regional traffic impacts of development. The plan

employs growth management techniques, including traffic level of service requirements, standards for public transit, trip reduction programs involving transportation systems management and jobs/housing balance strategies, and capital improvement programming.

Congregate Care

Congregate Care is apartment housing, usually for seniors, in a group setting that includes independent living and sleeping accommodations in conjunction with shared dining and recreational facilities. (See "Community Care Facility.")

Conservation

Conservation means the management of natural and cultural resources to prevent waste, destruction, or neglect.

Conservation Element

Conservation Element is one of the seven State-mandated elements of a local general plan; it contains adopted goals, policies and implementation programs for the conservation, development, and use of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources.

Conservation value

The conservation value is the relative value of an area, if managed for the protection of one or several species, to the overall or long-term survival of those species and their habitats.

Conserve

Conserve means to manage or utilize in order to prevent waste, destruction or neglect.

Consistent

Consistent means free from variation or contradiction. Programs in the General Plan are to be consistent, not

contradictory or preferential. State law requires consistency between a general plan and implementation programs such as the zoning ordinance.

Contact Rent

Contact rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included.

Cottage Industry

Cottage industry means any activity conducted for economic gain entirely within a dwelling or private garage, and carried out exclusively by the inhabitants thereof and which is merely incidental to the residential use of the parcel and does not change its residential character or appearance. (See "Home Occupation" and "Micro-enterprise".)

Council of Governments (COG)

The COG is an organization created to undertake planning and whose membership is composed of elected officials of local governments in the planning area; recognized as an areawide planning organization by the U.S. Department of Housing and Urban Development and/or state agencies.

County

County, with a capital "C," generally refers to the government or administration of a county. County, with a lower case "c" may mean any county, or may refer to the geographical area of a county (e.g., the county's road system.)

County Integrated Waste Management Plan

The County Integrated Waste Management Plan is a plan developed pursuant to Section 40000 et sequitur of Division 30 of the California Public Resources Code to provide for planned management of solid waste within Tuolumne County. The Plan includes provisions for reduction of solid waste, recycling, management of household

hazardous waste, and siting of solid waste facilities.

County Services Impact Mitigation Fee (CSIMF)

The County Services Impact Mitigation Fee (CSIMF) is a fee charged by Tuolumne County pursuant to Chapter 3.50 of the Tuolumne County Ordinance Code to mitigate the impact caused by new development and construction projects on public facilities and public services required to serve such new development.

Covenants, Conditions, and Restrictions (CC&Rs)

CC&Rs is a term used to describe restrictive limitations which may be placed on property and its use, and which usually are made a condition of a holding title or lease.

Criterion

Criterion is a standard upon which a judgement or decision may be based. (See "Standards.")

Critical-use structures

Critical-use structures are buildings or other structures that are critical for use during and immediately after natural disasters, particularly seismic-related events. Examples of critical-use buildings are hospitals, fire stations, police stations, and jails or prisons. Examples of critical-use structures are dams, sewage treatment plants, and water treatment or storage facilities.

Cul-de-sac

A Cul-de-sac is a short street or alley with only a single means of ingress and egress at one end with a large turnaround at its other end.

Cultural Resource

Cultural resources relate only to remains and sites associated with human activities and include the following: prehistoric and ethnohistoric Native American sites, historic archaeological sites, historic buildings and elements or

areas of the natural landscape which have traditional cultural significance to the citizens of Tuolumne County, the State of California, the foothill region, or the nation.

Cumulative Impact

Cumulative Impact is the total impact resulting from the accumulated impacts of individual projects or programs over time and is a term used in the California Environmental Quality Act (CEQA).

Day/Night Average Sound Level

The day/night average sound level is the average equivalent sound level during a 24-hour day, obtained after addition of ten (10) decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.

Decibel (dB)

Decibel means a unit used to express the relative intensity of a sound as it is heard by the human ear. The decibel scale expresses sound level relative to a reference sound pressure of 20 micronewtons per square meter, which is the threshold of human hearing. Sound levels in decibels (dB) are calculated on a logarithmic basis. An increase of 10 decibels represents a 10-fold increase in acoustic energy, and an increase of 20 decibels corresponds to an 100-fold increase in acoustic energy. An increase of 10 dB is usually perceived as a doubling of noise.

dBA

dBA is the "A-weighted" scale for measuring sound in decibels; weighs or reduces the effects of low and high frequencies in order to simulate human hearing. Every increase of 10 dBA doubles the perceived loudness though the noise is actually ten times more intense.

Dedication

Dedication means the turning over by an owner or developer of private land for

public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of a development by a city or county.

Dedication, In lieu of

In lieu of dedication means cash payments which may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.

Defensible space

Defensible space means, a 30-foot minimum area of non-combustible surfaces separating urban and wildland areas.

Demolition

Demolition is any act or process that destroys all or part of one or more cultural resources.

Density, Residential

Residential Density means the number of permanent residential dwelling units per acre of land. Densities specified in the General Plan are expressed in units per gross acre. (See "Acres, Gross," and "Acres, Net.")

Density Bonus

Density Bonus is the allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. Under California law, a housing development that provides 20% of its units for lower income households, or 10% of its units for very low-income households, or 50% of its units for seniors, is entitled to a density bonus.

Density Transfer

Density transfer is a way of retaining open space by concentrating densities--usually in compact areas adjacent to existing urbanization and utilities--while leaving unchanged historic, sensitive, or hazardous areas.

Department of Housing and Community Development (HCD)

The HCD is the State of California's department responsible for housing policy and programs. Establishes guidelines for preparation of local housing elements, prepares the statewide housing element, and offers technical assistance to local jurisdictions.

Department of Housing and Urban Development (HUD)

HUD is the federal government department responsible for administration of federal housing programs including, FmHA, Section 8 and Community Development Block Grants. Provides annual estimate on median income levels for Tuolumne County.

Design Review

Design Review is the comprehensive evaluation of an improvement to a parcel and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs, in accordance with a set of guidelines. Under Design Review projects are reviewed against certain standards and criteria by a specially established design review board or committee.

Detention Dam/Basin/Pond

Dams may be classified according to the broad function they serve, such as storage, diversion, or detention. Detention dams are constructed to retard flood runoff and minimize the effect of sudden floods. Detention dams fall into two main types. In one type, the water is temporarily stored, and released

through an outlet structure at a rate that will not exceed the carrying capacity of the channel downstream. Often, the basins are planted with grass and used for open space or recreation in periods of dry weather. The other type, most often called a Retention Pond, allows for water to be held as long as possible and may or may not allow for the controlled release of water. In some cases, the water is allowed to seep into the permeable banks of gravel strata in the foundation. This latter type is sometimes called a Water-Spreading Dam or Dike because its main purpose is to recharge the underground water supply. Detention dams are also constructed to trap sediment. These are often called Debris Dams.

Deteriorated

Deteriorated refers to a housing unit which exhibits evidence of exterior wall, foundation, roof, chimney and doorway deficiencies which are physically capable of repair.

Developable Land

Developable land means land that is suitable as a location for structures and that can be developed without significant impact on natural and/or cultural resource areas.

Developer

A developer is any person or entity who carries out development.

Development

Development is defined as the approval of a discretionary permit or entitlement granted a developer by the County of Tuolumne, including but not limited to, Variance, Conditional Use Permit, Site Development Permit, Site Review Permit, Development Agreement, Final Subdivision Map and Final Parcel Map. Approval of ministerial permits or entitlements, such as a Building Permit, Septic Permit or Well Permit, does not constitute development. Development

does not include routine repair and maintenance activities.

Development Fee

A Development Fee is a fee, also called an impact fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000, *et seq.*, specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund. (See "Impact Fee.")

Development Rights

Development rights mean the right to develop land by a land owner who maintains fee-simple ownership over the land or by a party other than the owner who has obtained the rights to develop. Such rights usually are expressed in terms of density allowed under existing zoning. For example, one development right may equal one unit of housing or may equal a specific number of square feet of gross floor area in one or more specified zoning districts.

Development Rights, Transfer of (TDR)

TDR, also known as "Transfer of Development Credits," is a program which can relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the "donor" site) to another ("receiver") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned. (See "Development Rights.")

Diameter at Breast Height (dbh)

Diameter at breast height is a standard measure of tree size equal to the trunk

diameter measured in inches at a height of 4 1/2 feet above the creek. If a tree splits into multiple trunks below 4 1/2 feet, then the trunk is measured at its smallest diameter beneath the split.

Dilapidated

Dilapidated refers to a housing unit which exhibits severe defects of exterior wall, foundation, roof, chimney and doorway, and no longer provides safe shelter. Such units may require demolition if cost of rehabilitation exceeds subsequent value of structure.

Discourage

Discourage means to advise or persuade to refrain from.

Discretionary Decision

Discretionary decision is a term used in the California Environmental Quality Act (CEQA), which means an action taken by a governmental agency which calls for the exercise of judgment in deciding whether to approve and/or how to carry out a project.

District

District means (1) An area of a city or county that has a unique character identifiable as different from surrounding areas because of distinctive architecture, streets, geographic features, culture, landmarks, activities, or land uses. (2) A portion of the territory of a city or county within which uniform zoning regulations and requirements apply; a zone. (3) An agency of the state, formed pursuant to general law or special act, for the local performance of governmental or proprietary functions within limited boundaries, and which meet the definitions, limitations and exclusions found in Section 56036 of the California Government Code.

Diversion

Diversion means the direction of water in a stream away from its natural course (*i.e.*, as in a diversion that removes

water from a stream for human use).

Diversity

Diversity means differences among otherwise similar elements that give them unique forms and qualities. For Example, housing diversity can be achieved by differences in unit size, or cost.

Dwelling Unit

Dwelling unit means a room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Earth-tone (color)

Earth-tone color is a color that is similar to that of the sky, native vegetation or native soils and stones occurring in Tuolumne County. These colors include, but are not limited to various shades of tans and browns, greens, greys, brick red, and sky blue.

Easement

Easement is usually the right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities.

Easement, Conservation

A conservation easement is a tool for acquiring open space with less than full-price purchase, whereby a public agency buys only certain specific rights from the land owner. These may be positive rights (providing the public with the opportunity to hunt, fish hike, or ride over the land) or they may be restrictive rights (limiting the uses to which the land owner may devote the land in the future.)

Ecology

Ecology means the interrelationship of living things to one another and their environment; the study of such interrelationships.

Economic Base

Economic Base is the theory that essentially holds that the structure of the economy is made up of two broad classes of productive effort--basic activities which produce and distribute goods and services for export to firms and individuals outside a defined localized economic area, and nonbasic activities whose goods and services are consumed at home within the boundaries of the local economic area. Viewed another way, basic activity exports goods and services and brings new dollars into the area; non-basic activity recirculates dollars within the area.

Economic Development

Economic development is the process by which human, financial, capital, physical, and natural resources are mobilized to produce marketable goods and services.

Economic Development Company (EDC)

The Economic Development Company (EDC) is an independent entity charged with the responsibility of performing Economic Development functions for the County of Tuolumne and the City of Sonora.

Employment Development Department (EDD)

The Employment Development Department (EDD) is an agency of the State of California that prepares annual estimates of wage and salary employment by industry from employer reports.

Ecosystem

An ecosystem is an interacting system formed by a biotic community and its physical environment.

Egress

Egress is a means of exiting a site or area.

Eminent Domain

Eminent domain is the right of a public entity to acquire private property for public use by condemnation, and the payment of just compensation.

Emission Standard

Emission standard is the maximum amount of pollutant legally permitted to be discharged from a single source, either mobile or stationary.

Encourage

Encourage means to stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

Endangered Species

An endangered species is a species of animal or plant that is considered to be endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more causes as defined in Section 15380 of the "Guidelines for California Environmental Quality Act"; Title 14, California Administrative Code, Sections 670.2 or 670.5; or Title 50, Code of Federal Regulations, Sections 17.11 or 17.12, pursuant to the Federal Endangered Species Act.

Engineering Study/of Soils and Geology

An engineering study is a report prepared by a California Registered Civil Engineer or a California Registered Geologist. This report shall include an adequate description of the soils and geology of the site, conclusions and recommendations regarding the effect of soil or geologic conditions on future development and recommended design criteria if clearly identifiable hazards are noted.

Enhance

Enhance means to improve existing conditions by increasing the quantity or quality of beneficial uses or features.

Entrepreneur

An entrepreneur is one who organizes, manages, and assumes the risks of a business or enterprise.

Ephemeral drainage

Ephemeral drainage is a dry channel throughout most of the year, bearing water only during and immediately after a rain.

Environment

Environment is defined under the California Environmental Quality Act (CEQA) as "the physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic significance."

Environmental Impact Report (EIR)

Environmental Impact Report is a detailed evaluation of the effect upon a jurisdiction of a project (such as a General Plan Amendment or permit for a shopping center) as required by the California Public Resources Code. The report, which is circulated among citizens and government agencies for comment, identifies potential significant impacts and their effects, reviews mitigation measures proposed as part of the project to minimize those impacts, and discusses possible alternatives to the proposed project. The EIR is intended to ensure that a proposed project takes into consideration all factors and is implemented in a way that provides the most benefits and creates the least adverse impacts possible.

Environmental Impact Statement (EIS)

An Environmental Impact Statement is a study prepared under the National Environmental Policy Act to address the

effect of development proposals and other major actions which significantly affect the environment.

Erosion

Erosion means (1) The loosening and transportation of rock and soil debris by wind, rain, or running water. (2) The gradual wearing away of the upper layers of the earth.

Equivalent Sound Level (L_{dn}):

The equivalent sound level is the sound level containing the same total energy as a time varying signal over a given sample period. L_{eq} is typically computed over 1,8 and 24-hour sample periods.

Evacuation Route

An evacuation route is a road network provided to allow persons to withdraw from an area threatened by a disaster, such as a flood or wildland fire.

Exaction

Exaction is a contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision regulations.

Expansive Soils

Expansive soils are soils which swell when they absorb water and shrink as they dry.

Extended Runway Centerline Zone (ERZ)

The extended runway centerline zone (ERZ) is comprised of all that area lying within a horizontal corridor 1,000 feet in width and 10,000 feet in length, commencing at the physical end of the asphalt pavement at the approach end of Runway 35 at Columbia Airport and Runway 09 at Pine Mountain Lake Airport, travelling outward. The purpose of the ERZ is to create a corridor for use during stand-alone, straight-in instrument approach landings. The ERZ has a maximum residential density policy of

one dwelling unit per five acres.

Facade Easement

A facade easement is an agreement between the owner of an historic structure or cultural resource and a government agency or preservation organization pursuant to which the agency or organization is given the right to review and approve changes to the exterior of the historic structure or resource before such changes may be sought or commenced. In exchange for granting a facade easement, the property owner may receive tax benefits in the form of a charitable contribution for conservation purposes.

Farmers Home Administration (FmHA)

Farmers Home Administration is a federal agency providing loans and grants for improvement projects and low-income housing in rural areas.

Fast Track Project Review

The fast track project review is a process of prioritizing development projects which will result in job creation/expansion and business retention.

Fault

Fault means a fracture in the earth's crust forming a boundary between rock masses that have shifted. Because rock in fault zones is crushed, even under static conditions, fault rupture zones are prone to ground water seepage and settlement problems.

Fault, Active

Active fault means a fault that has moved recently and which is likely to move again. For planning purposes, "active fault" is usually defined as one that shows movement within the last 11,000 years and can be expected to move within the next 100 years.

Fault, Capable

Capable fault means either an active or

potentially active fault which is capable of generating an earthquake which could cause significant damage to structures in proximity to the fault.

Fault, Inactive

Inactive fault means a fault which shows no evidence of movement in recent geologic time and no potential for movement in the relatively near future.

Fault, Potentially Active

Potentially active fault means (1) a fault that had its latest movement within the Quaternary Period (the last 2,000,000 years) but before the Holocene Epoch (the last 11,000 years); (2) a fault which, because it is judged to be capable of ground rupture or shaking, poses an unacceptable risk for a proposed structure.

Fault Zone

Fault zone means a band along an existing trace where surface rupture has previously occurred in geologic time, and/or where physical movement of the ground surface from a few inches to a few feet can be anticipated to occur in the future. Many of the faults in Tuolumne County are part of the Foothills fault zone, which are a system with multiple branches and sub-parallel fractures that have been located or mapped in a general sense. Due to the scale of previously existing interpretive mapping and the Geotechnical Interpretive Mapping project itself, the locations identified on the Geotechnical Interpretive Maps should be considered approximate.

Feasible

Feasible means capable of being done, executed, or managed successfully from the standpoint of the physical and/or financial abilities of the implementer(s).

Feasible, Technically

Technically feasible means capable of being implemented because the

industrial, mechanical, or application technology exists.

Findings

Findings are the result(s) of an investigation and the basis upon which decisions are made. Findings are used by government agents and bodies to explain action taken by the entity.

Fire Hazard Area

A fire hazard area is one where, due to slope, fuel, weather, or other fire-related conditions, the potential loss of life and property from a fire necessitates special fire protection measures and planning before development occurs.

Fire Prevention

Fire prevention is practices designed to eliminate fire starts.

Fire Protection

Fire protection refers to measures designed to help preserve life and property in the event of a fire.

Fire Protection District

A fire protection district is a governmental agency established to provide life and property fire protection within their respective jurisdiction.

Fire-resistive

Fire-resistive means able to withstand specified temperatures for a certain period of time, such as a one-hour fire wall; not fireproof.

Fire Suppression

Fire suppression is planning, operations, and support services utilized to extinguish a wildland or structural fire.

First Responder Medical Aid

First responder medical aid is a program which allows Tuolumne County Fire Department personnel who have received training in emergency medical aid to provide care for patients until Emergency Medical Technicians arrive.

Fiscal Impact Analysis

Fiscal Impact Analysis is a projection of the direct public costs and revenues resulting from population or employment change to the local jurisdiction(s) in which the change is taking place. Enables local governments to evaluate relative fiscal merits of general plans, specific plans, or projects.

Flood, 100 Year

100 Year Flood means the magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a 1/100, or one percent, chance of occurring in any given year.

Flood Damage Prevention Ordinance

The Flood Damage Prevention Ordinance is an ordinance adopted by Tuolumne County to provide regulations regarding the ability to develop property within special flood hazard areas, as delineated on Flood Insurance Rate Maps. Adoption of this Ordinance is a requirement of the Federal Emergency Management Agency to qualify for the National Flood Insurance Program.

Flood, Flooding or Flood Water

A general and temporary condition of partial or complete inundation of normally dry land areas from the unusual and rapid accumulation or runoff of surface water.

Flood Hazard Area, Special

The special flood hazard area is an area having the probability of being inundated by a one hundred-year flood, and shown on a Flood Insurance Rate Map for Tuolumne County as Zone A or AE.

Flood hazard areas

Flood hazard areas are those areas subject to inundation.

Flood Insurance Rate Map (FIRM)

The Flood Insurance Rate Map (FIRM) is the official map on which the Federal

Emergency Management Agency or Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to Tuolumne County.

Floodplain

The Floodplain is the relatively level land area on either side of the banks of a stream regularly subject to flooding. That part of the flood plain subject to a one percent chance of flooding in any given year is designated as an "area of special flood hazard" by the Federal Insurance Administration.

Floodplain, 100 Year

100-year floodplain means an area that has a one percent chance of being flooded in any given year. Over the long term, the area will be covered with flood waters on an average of once every 100 years.

Floodplain management regulation and regulatory method of flood control

The floodplain management regulation and regulatory method of flood control is the use of zoning ordinances, subdivision regulations, building codes, health regulations, and special purpose ordinances (such as the "Flood Damage Prevention Ordinance").

Floodproofing

Floodproofing is any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. Wet and dry flood proofing are the two basic types of floodproofing.

Floodproofing, dry

Dry floodproofing is measures (relocation, elevation, barriers) are taken to keep the structure dry.

Floodproofing, wet

Wet floodproofing allows water to enter the structure where changes have been made to minimize any damages due to water. Proper wet floodproofing leaves only cleaning up after the flood waters recede.

Floor-Area-Ratio (FAR)

Floor-area-ratio is the ratio of the gross building square footage permitted on a parcel to the square footage of the parcel. For example, on a parcel with 10,000 square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross square feet of building floor area to be built, regardless of the number of stories in the building, e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor. On the same parcel, an FAR of 0.50 would allow 5,000 square feet of floor area and an FAR of 0.25 would allow 2,500 square feet.

Forest Practice Rules

Forest practice rules are the provisions that govern commercial timber production as regulated by the State Board of Forestry and administered by the California Department of Forestry and Fire Protection (CDF). Special forest practice rules may be proposed by Counties to modify the general rules and address local concerns.

Freeway

A freeway is a high-speed, high-capacity, limited-access transportation facility serving regional and county wide travel.

Friction Factor

Friction factor is constraint applied in a traffic model to introduce an approximation of conditions that exist on streets in the city or county. These conditions reduce the speed of traffic and the desirability of specific links in the network upon which the traffic model distributes trips. Examples are,

frequency of low-speed curves, frequency of driveways, narrowness of lanes, and lack of turning lanes at intersections.

Fuelbreak

A fuelbreak is an area where vegetation has been manipulated to reduce the rate of wildland fire spread.

Fuel Reduction

Fuel reduction is the reduction of natural vegetation for the purpose of reducing the structure and amount of fuel for wildland fire.

Gateway

A gateway is a point along a roadway entering a community or county at which a motorist gains a sense of having left the environs and of having entered the community or county.

General Plan

General Plan means a comprehensive, long-term framework for the physical development of a jurisdiction, required by State law, consisting of a statement of development policies and the proposals to implement those policies, together with appropriate diagrams. The General Plan must address at a minimum the following seven issues or elements: land use, circulation, housing, conservation, open space, safety and noise. Optional issues of concern to the County may be included. All development regulations, such as zoning, and physical improvement projects, must be consistent with the policies of the General Plan. The General Plan can be amended and should be reviewed and updated on a regular basis.

Geographic Information System (GIS)

The Geographic Information System (GIS) is an integrated computer system for the collection, storage, manipulation and presentation of geographical data.

Geographic Information System Biological Resources Database

The Geographic Information System Biological Resources Database is the electronic databases maintained by the Tuolumne County Planning Department and containing the Tuolumne County Biological Resources Maps and the specific and general locations of special status species throughout the County.

Geologic Review

Geologic review is the analysis of geologic hazards, including all potential seismic hazards, surface ruptures, liquefaction, landsliding, mudsliding, and the potential for erosion and sedimentation.

Geological

Geological means pertaining to rock or solid matter.

Goal

Goal means the ultimate purpose of an effort stated in a way that is general in nature and incapable of measurement.

Granny Flat

A granny flat is a self-contained living unit, in addition to, the primary residential unit on a single lot. (See "Second Unit.")

Groundwater

Groundwater is water under the earth's surface that supplies wells, streams and rivers.

Groundwater Recharge

Groundwater recharge is the natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks which provide underground storage ("aquifers").

Group Quarters

Group quarters include all persons not living in households. Two general categories of group quarters are

recognized: (1) institutionalized persons and (2) other persons in group quarters which includes all persons who live in group quarters other than institutions or persons who live in living quarters when there are 10 or more unrelated persons living in the unit. Also included are persons residing in certain other types of living arrangements regardless of the number of people sharing the unit.

Guidelines

Guidelines are general statements of policy direction.

Habitat

Habitat is the physical location or type of environment in which an organism or biological population lives or occurs.

Habitat Conservation Plan

A Habitat Conservation Plan is a plan permitting the incidental take of a federally listed species and is defined in Section 10A(1)(b) of the Federal Endangered Species Act.

Habitat Maintenance Assessment District

The Habitat Maintenance Assessment District, established pursuant to the Habitat Maintenance Funding Act (aka SB 445, Craven, 1993) as described in Sections 2900 et. seq. of the California Fish and Game Code and Sections 50060 et. seq. of the California Government Code. The legislation permits these districts for a maximum of 30 years with an amount not to exceed \$25 per parcel plus percentage adjustments based on the California Consumer Price Index.

Habitat Management Plan

A Habitat Management Plan is the state equivalent of a Habitat Conservation Plan and permits the incidental take of a state-listed species. The plan is defined in Section 2081 of the California Fish and Game Code. The California Department of Fish and Game is converting to the same terminology used

by the U.S. Fish and Wildlife Service and the preferred term for both Habitat Management Plans and Habitat Conservation Plans is Habitat Conservation Plan.

Hazardous Material

Hazardous Material is any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.

Hazardous Materials Business Plan

The Hazardous Materials Business Plan is a plan required to be developed by each business which handles hazardous materials in reportable quantities pursuant to Chapter 6.95 (Sections 25500 et sequitur) of the California Health and Safety Code. The Plan generally includes a hazardous material inventory, site sketch, emergency response plans, and training in hazardous material handling.

Hazardous Materials Disclosure

The Hazardous Materials Disclosure is an inventory form for hazardous materials required to be completed by businesses and submitted to the Tuolumne County Environmental Health Division for determination of the need to prepare a Hazardous Materials Business Plan.

Hazardous Waste

Hazardous waste means a waste, or combination of wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may do either of the following:

- (1) Cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible,

or incapacitating reversible, illness.

- (2) Pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported, or disposed of, or otherwise managed.

Helittack

Helittack is a wildland firefighting unit which utilizes helicopter transport or assault, and includes helicopter support services.

Heritage Corridor

Heritage Corridor means an historic trade route, water distribution route, transportation route, conveyance system, or trail, that is lined with visible cultural resources, or passes through historic or design review areas, or is representative of a major period in Tuolumne County or California history.

Heritage tourism

Heritage tourism is tourism generated by the heritage and cultural resources of the County.

Heritage Tourism Program

The Heritage Tourism Program is a National Trust for Historic Preservation initiative that provides technical and monetary support for tourism programs that focus on preserving and utilizing an area's cultural resources to attract tourists and tourist revenues.

High Occupancy Structures

High occupancy structures are those which are capable of being occupied by a large number of persons at any one time, and include those structures identified in Table 3-A of Volume 1 of the 1994 Uniform Building Code as Group and Division: A-1 through A-4; all E; all I; M; and R-1. Examples of high occupancy structures include schools, theaters, large stores, health care

facilities, and hotels or apartment houses.

High-value Agricultural Lands

High-value agricultural lands are agricultural lands which receive a score of 175 or higher as determined by the agricultural rating system matrix.

Highway

A highway is a high-speed, high-capacity transportation facility serving regional and county wide travel.

Historic; Historical

Historical refers to a historic building or site that is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts dating from and after 1750.

Historic Preservation

Historic Preservation is the preservation of historically significant structures, features and neighborhoods.

Home Occupation

Home occupation means any activity conducted for economic gain entirely within a dwelling or private garage, and carried out exclusively by the inhabitants thereof and which is merely incidental to the residential use of the parcel and does not change its residential character or appearance. (See "Cottage Industry" and "Micro-enterprise".)

Household

Household means all the persons--related or unrelated--who occupy a single housing unit. Persons not living in households are classified as living in group quarters.

Household Hazardous Waste

Household Hazardous Waste are those wastes resulting from products purchased by the general public for household use which, because of their quantity, concentration, or physical,

chemical, or infectious characteristics, may pose a substantial known or potential hazard to human health or the environment when improperly treated, disposed, or otherwise managed.

Household Hazardous Waste Element (HHWE)

The Household Hazardous Waste Element (HHWE) is one element of the County Integrated Waste Management Plan prepared pursuant to Section 41510 of the California Public Resources Code which identifies programs for the safe collection, recycling, treatment, and disposal of hazardous wastes generated by households which should be separated from the waste stream.

Householder

Householder is the head of the household.

Households, Family

Family households include a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include nonrelatives living with the family. Families are classified by type as either a married-couple family or other family which is further classified into "male householder" (a family with a male householder and no wife present) or "female householder" (a family with a female householder and no husband present).

Households, Market-Rate

Market-rate households are households who, on the basis of their income level, have the financial capability to meet housing needs without sacrificing other essential needs and without governmental assistance.

Households, Nonfamily

Nonfamily households are households that include a householder living alone or

with nonrelatives only.

Households, Number of

Number of households is the count of all year-round housing units occupied by one or more persons. The concept of household is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

Households, Overcrowding

Overcrowding households are households which have more than one person per room; excluding bathrooms.

Housing Authority

A housing authority is a local housing agency established in State law, subject to local activation and operation. Originally intended to manage certain federal subsidies, but vested with broad powers to develop and manage other forms of affordable housing.

Housing and Community Development Department of the State of California (HCD)

HCD is the State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low-and-moderate-income households.

Housing Element

Housing Element is one of seven State-mandated elements of a local general plan; it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and

development of housing. Under the California Government Code, Housing Elements must be updated every five years.

Housing Units, Seasonal, Recreational, or Occasional Use

Seasonal, recreational, or occasional use housing units include vacant housing units used or intended for use only in certain seasons or for weekend or other occasional use throughout the year.

Housing Units, Vacant

A vacant housing unit is a housing unit that is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by persons who have a usual residence elsewhere are also classified as vacant.

Housing and Urban Development, U.S. Department of (HUD)

HUD is a cabinet-level department of the federal government which administers housing and community development programs.

Housing Unit

A housing unit is the place of permanent or customary abode of a person or family. A housing unit may be a single family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile-home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost. (See "Dwelling Unit, and "Household.")

Hydrocarbons

Hydrocarbons are a family of compounds containing carbon and hydrogen in various combinations. They are emitted into the atmosphere from manufacturing,

storage and handling, or combustion of petroleum products and through natural processes. Certain hydrocarbons interact with nitrogen oxides in the presence of intense sunlight to form photochemical air pollution.

Identity

Identity is a consistent quality that makes a community, place, area, or building unique and gives it a distinguishing character.

Image

Image means the mental picture of impression of a community or place taken from memory and held in common by members of the community.

Impact

Impact is the effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical conditions.

Impact Fee

Impact fee is a fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000, *et seq.*, specifies that the development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.

Impaired Waterway

An impaired waterway is a body of water listed under Section 303(d) of the Federal Clean Water Act as having environmentally-caused damage, such as high pesticide level, which results in the elimination of a beneficial use, such as fishing.

Impervious Surface

An impervious surface is a surface through which water cannot penetrate, such as a roof, road, sidewalk, and paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

Implementation Program

Implementation program means an action, procedure, measure or technique that carries out a General Plan policy.

Improvement

Improvement means a change in a parcel of land that adds value to the real property, such as the addition of a structure, utility or landscaping.

Incidental take

Incidental take refers to the disturbance or removal of a plant or animal species listed or designated as a candidate for listing under the State or Federal Endangered Species Acts where such take is incidental to, and not the purpose of, the carrying out of an otherwise lawful activity.

Income

Income is salary and/or wages, interest from assets, tips, pensions, assistance grants.

Income Limits

Income limits are as defined by the Department of Housing and Community Development:

Very Low: Income not exceeding 50% of the median family income of Tuolumne County.

Other Low: Income between 50% and 80% of the median family income of Tuolumne County

Moderate: Income between 80% and 120% of the median family income of

Tuolumne County.

Above Moderate: Income above 120% of the median family income of Tuolumne County.

Incorporation

Incorporation is the creation of a new city.

Incubator Space

Incubator space means retail or industrial space that is affordable to new, low-margin businesses.

Industrial

Industrial means the manufacture, production, and processing of consumer goods. Industrial is often divided into "heavy industrial" uses, such as construction yards, quarrying, and factories; and "light industrial" uses, such as research and development and less intensive warehousing and manufacturing.

Industry, Basic

Basic industry is the segment of economic activity that brings dollars to a region from other areas. Traditional examples are manufacturing, mining and agriculture. The products of all of these activities are exported (sold) to other regions. The money thus brought into the local economy is used to purchase locally-provided goods and services as well as items that are not available locally and that must be imported from other regions. Other, less traditional examples of basic industry are tourism, higher education, and retirement activities that also bring new money into a region.

Industry, Non-basic

Non-basic industry is the segment of economic activity that is supported by the circulation of dollars within a region. Examples are the wholesale, retail, and service functions that supply goods and services to local sources of demand such

as businesses, public agencies, and households.

Infill Development

Infill development means development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

Infrastructure

Infrastructure means public services and facilities, such as sewage disposal systems, water supply systems, other utility systems, and roads.

Ingress

Ingress is a means of entering a site or area.

Insurance Services Office (ISO)

The Insurance Services Office (ISO) is an organization which provides rating and insurance underwriting information to insurance companies throughout the country. An ISO survey evaluates the fire protection and fire defense systems of a particular jurisdiction. The results of the survey are then used as a basis for the establishment of fire insurance rates in the area.

Inter-agency

Inter-agency indicates cooperation between or among two or more discrete agencies in regard to a specific program.

Interest, Fee

Fee interest entitles a land owner to exercise complete control over use of land, subject only to government land use regulations.

Intermittent Stream

An intermittent stream is a stream channel that carries water for at least thirty (30) days after the last major rain of the season and is dry a large part of the year. This type of channel receives groundwater flow when it is available.

Inundation

Inundation means covered or overwhelmed with water.

Issues

Issues are important unsettled community matters or problems that are identified in a community's general plan and dealt with by the plan's goals, policies, and implementation programs.

Jobs/Housing Balance; Jobs/Housing Ratio

Jobs/housing balance; and ratio means the availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

Joint Powers Authority (JPA)

Joint Powers Authority is a legal arrangement that enables two or more units of government to share authority in order to plan and carry out a specific program or set of programs that serves both units.

Jurisdictional Wetlands

Jurisdictional wetlands are those areas subject to Section 404 of the clean Water Act (aka The Federal Water Pollution Control Act, 33USC 1251-1387) and areas subject to Sections 1600-1607 of the California Fish and Game Code. Examples of these wetlands are detailed in the Tuolumne County Biological Resources Management Handbook.

Land Banking

Land banking is the purchase of land by a local government for use or resale at a later date. "Banked lands" can be used for development of low-and moderate-income housing, expansion of parks, and development of industrial and commercial centers. Federal rail-banking law allows railroads to bank unused rail

corridors for future rail use while allowing interim use as trails.

Landmark

Landmark (1) Refers to a building, site, object, structure, or significant tree, having historical, architectural, social, or cultural significance. (2) A visually prominent or outstanding structure or natural feature that functions as a point of orientation or identification.

Landscaping

Landscaping is planting—including trees, shrubs, and ground covers—suitably designed, selected, installed, and maintained as to enhance a site or roadway permanently.

Landslide

Landslide is a general term for a falling mass of soil or rocks.

Land Trusts

Land trusts are existing organizations that will accept lands or provide assistance include: The Land Trust Alliance located in Washington, D.C. (202) 638-4725; The Nature Conservancy located in San Francisco (415) 281-0452; The Trust for Public Land located in San Francisco (415) 495-4014; The Center for Natural Lands Management located in Sacramento (916) 481-6454 and The American Farmland Trust is located in Davis (916) 753-1073.

Land Use

Land use means the occupation or utilization of land for any human activity or any purpose defined in the General Plan.

Land Use Element

A Land Use Element is a required element of the General Plan that uses text and diagrams to designate the future use or reuse of land within a given jurisdiction's planning area. The land use element serves as a guide to the structuring of zoning and subdivision

controls, urban renewal and capital improvements programs, and to official decisions regarding the distribution and intensity of development and the location of public facilities and open space.

Land Use Regulation

Land use regulation is a term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations which are more specific.

Large Family

A large family is a family of five or more persons.

L_{dn}

L_{dn} means the energy equivalent, defined as the average sound level on the basis of sound energy or sound pressure squared. The L_{dn} is a "dosage" type measure and is the basis for the descriptors used in current standards, such as the 24-hour CNEL used by the State of California.

Lease

A lease is a contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

Leasehold Interest

Leasehold interest means (1) The interest which the lessee has in the value of the lease itself in condemnation award determination. (2) The difference between the total remaining rent under the lease and the rent the lessee would currently pay for similar space for the same period time period.

L_{eq}

L_{eq} is the energy equivalent level, defined as the average sound level on the basis of sound energy (or sound pressure

squared). The L_{eq} is a "dosage" type measure and is the basis for the descriptors used in current standards, such as the 24-hour CNEL used by the State of California.

Level of Service (LOS) Standard

Level of service (LOS) is a standard used by governmental agencies to measure the quality or effectiveness of a service or the performance of a facility such as police, fire and library service.

Level of Service, Traffic

The traffic level of service means a scale that measures the amount of traffic that can be accommodated on a roadway segment or at an intersection. Traffic levels of service range from A to F, with A representing the highest level of service, as follows:

Level of Service A

Indicates a relatively free flow of traffic, with little or no limitation on vehicle movement or speed.

Level of Service B

Describes a steady flow of traffic, with only slight delays in vehicle movement and speed. All queues clear in a single signal cycle.

Level of Service C

Denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches.

Level of Service D

Denotes the level where traffic nears an unstable flow. Intersections still function, but short queues develop and vehicles may have to wait through one cycle during short peaks.

Level of Service E

Describes traffic characterized by slow movement and frequent (although momentary) stoppages. This type of

congestion is considered severe, but is not uncommon at peak traffic hours, with frequent stopping, long-standing queues, and blocked intersections.

Level of Service F

Describes unsatisfactory stop-and-go traffic characterized by "traffic jams" and stoppages of long duration. Vehicles at signalized intersections usually have to wait through one or more signal changes, and "upstream" intersections may be blocked by the long queues.

Liquefaction

Liquefaction is the transformation of loose water-saturated granular materials (such as sand or silt) from a solid into a liquid state. A type of ground failure that can occur during an earthquake.

L_{max}

L_{max} is the energy equivalent level for the peak sound events measured for any period of time no matter how brief, on the basis of maximum sound energy measured during a noise event higher than the background noise. L_{max} is similar to L_{eq} , but instead of an *average* over the period of time, the L_{max} is determined by the instantaneous *peak* during any sound event that exceeds the background sound level.

Local Agency Formation Commission (LAFCO)

LAFCO is a statutorily-required five-member commission in Tuolumne County that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities.

Local Transportation Commission (LTC)

The Local Transportation Commission (LTC) is also known as the Tuolumne County and Cities Area Planning Council (TC/CAPC) and designated under Section 29532(b) of the California Government

Code. The LTC acts as the lead planning and administrative agency for transportation projects and programs in Tuolumne County.

Long Term Care Facility

Long Term Care Facility means any skilled nursing facility, intermediate care facility, or congregate living health facility licensed pursuant to the provisions of the California Health and Safety Code.

Lot

A lot is a parcel of land used or intended for one use or a group of uses. (See "Site.")

Low-Income Household

A household with an annual income usually no greater than 80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Maintain

Maintain means to keep in an existing state.

Mandatory Element

Mandatory Element is a component of the General Plan required by State Law. The California Government Code requires that a General Plan include elements dealing with seven subjects--circulation, conservation, housing, land use, noise, open space, and safety--and specifies to various degrees the information to be incorporated in each element.

May

May means that which is permissible.

Medi-flight

Medi-flight means medical evacuation using a helicopter to transport injured persons from remote locations, which are inaccessible by ground ambulance, or to distant hospital facilities, which would require excessive time by ground ambulance.

Mello-Roos Bonds

Mello-Roos Bonds are locally issued bonds that are repaid by a special tax imposed on property owners within a "community facilities" district established by a governmental entity. The bond proceeds can be used for public improvements and for a limited number of services. The name Mello-Roos is derived from the program's legislative authors.

Mercalli Intensity Scale

Mercalli Intensity Scale is a subjective measure of the observed effects, such as human reactions, structural damage, geologic effects of an earthquake. Expressed in Roman numerals from I to XII.

Micro-enterprise

Home occupation means any activity conducted for economic gain entirely within a dwelling or private garage, and carried out exclusively by the inhabitants thereof and which is merely incidental to the residential use of the parcel and does not change its residential character or appearance. (See "Cottage Industry" and "Home Occupation".)

Microclimate

Microclimate is the climate of a small, distinct area, such as a street or a building's courtyard which can be favorably altered through functional landscaping, architecture, or other design features.

Mills Act

The Mills Act is State legislation that provides an alternative tax formula for

assessing and taxing qualified historic properties if the owner is willing to restore and maintain the property.

Mineral Occurrence

A mineral occurrence means any ore or economic mineral in any concentration found in bedrock or as float; especially a valuable mineral in sufficient concentration to suggest further exploration.

Mineral Resource

A mineral resource is a concentration of naturally occurring solid, liquid, or gaseous material in or on the Earth's crust in such form and amount that economic extraction of a commodity from the concentration is currently or potentially feasible.

Mineral Resource Classification

A mineral resource is land on which known deposits of commercially viable mineral or aggregate deposits exist. This classification is applied to sites determined by the State Division of Mines and Geology as being a resource of regional significance, and is intended to help maintain the quarrying operations and protect them from encroachment of incompatible land uses.

Minimize

Minimize means to reduce or lessen, but not necessarily to eliminate.

Mining

Mining is the act or process of extracting resources, such as coal, oil, or minerals, from the earth.

Mining Preserve Zone (MPZ)

Mining Preserve Zone is a land use designation whose purpose is for the protection of lands best suited for mineral or aggregate extraction from the encroachment of incompatible land uses and to preserve such land for resource production.

Ministerial Decision

A ministerial decision is an action taken by a governmental agency which follows established procedures and rules and does not call for the exercise of judgment in deciding whether to approve a project.

Mitigate

Mitigate means to ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mixed-use

Mixed-use is a land use designation which allows properties to have various uses, such as office, commercial, institutional, and residential, combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Moderate-income Household

A moderate-income household is a household with an annual income between the lower income eligibility limits and 120 percent of the area median family income adjusted by household size, usually as established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

MRZ-2a

MRZ-2a are areas underlain by mineral deposits where geologic data indicate that significant measured or indicated resources are present. As shown on the California Mineral Land Classification Diagram (Located at the end of the Mineral Resource Section), MRZ-2 is divided on the basis of both degree of knowledge and economic factors. Areas classified as MRZ-2a contain discovered mineral deposits that are either measured or indicated reserves as determined by such evidence as drilling records, sample analysis, surface exposure, and mine

information. Land included in the MRZ-2a category is of prime importance because it contains known economic mineral deposits.

MRZ-2b

MRZ-2b are areas underlain by mineral deposits where geologic information indicates that significant inferred resources are present. Areas classified as MRZ-2b contain discovered mineral deposits that are either inferred reserves as determined by limited sample analysis, exposure, and past mining history or are deposits that presently are sub-economic. Further exploration work and/or changes in technology or economics could result in upgrading areas classified MRZ-2b to MRZ-2a.

MRZ-3a

MRZ-3a are areas containing known mineral occurrences of undetermined mineral resource significance. Further exploration work within these areas could result in the reclassification of specific localities into MRZ-2a or MRZ-2b categories. As shown on the California Mineral Land Classification Diagram located in the Conservation and Open Space Element, MRZ-3 is divided on the basis of knowledge of economic characteristics of the resources.

Multiplier Effect

The multiplier effect is the recirculation of money through the economy which multiplies its impact on jobs and income. For example, money paid as salaries to industrial and office workers is spent on housing, food, clothes and other locally-available goods and services. This spending creates jobs in housing construction, retail stores (*e.g.*, grocery and drug stores) and professional offices. The wage paid to workers in those industries is again re-spent, creating still more jobs. Overall, one job in basic industry is estimated to create approximately one more job in non-basic industry.

Must

Must means that which is mandatory.

National Ambient Air Quality Standards

The National Ambient Air Quality Standards are the prescribed level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.

National Environmental Policy Act (NEPA)

NEPA is an act passed in 1974 establishing federal legislation for national environmental policy, a council on environmental quality, and the requirements for environmental impact statements.

National Fire Protection Association (NFPA)

The National Fire Protection Association (NFPA) is an organization formed to promote the science and improve the methods of fire protection and prevention, electrical safety, and other related safety goals; to obtain and circulate information on these subjects; and to secure the cooperation of its members and the public in establishing proper safeguards against loss of life and property. Compliance with NFPA documents is required in the Tuolumne County Fire Safety Standards (Tuolumne County Ordinance Code, Chapter 15.20).

National Flood Insurance Program

The National Flood Insurance Program is a federal program which authorizes the sale of federally subsidized flood insurance in communities where such flood insurance is not available privately.

National Historic Preservation Act

The National Historic Preservation Act is a 1966 federal law that established a National Register of Historic Places and the Advisory Council on Historic Preservation, and which authorized grants-in-aid for preserving historic properties.

National Register of Big Trees

The National Register of Big Trees is a publication by the American Forester's Association which includes the Bennett Juniper and the Douglas Picnic Area's Jeffrey Pine.

National Register of Historic Places

The National Register of Historic Places is the official list, established by the National Historic Preservation Act, of sites, districts, buildings, structures, and objects significant in the nation's history or whose artistic or architectural value is unique.

National Register Designation of 1 - listed on the National Register

National Register designation 2 - determined eligible for listing by formal process involving federal agencies.

National Register designation 3 - appears to be eligible for listing in the judgement of the person completing the form

National Register designation 4 - might become eligible for listing

National Register designation of 5 - ineligible for listing, but of local interest and eligible for the Tuolumne County Register of Cultural Resources.

Natural State

Natural state means the condition existing prior to development.

Necessary

Necessary means essential or required.

Need

Need means a condition requiring supply or relief. The County may act upon findings of need within or on behalf of the community.

Neighborhood Park

Neighborhood park means land intended to serve the recreation needs of people

living or working within one-half mile radius of the park.

New Community

New community means an area designated in the Tuolumne County General Plan for urban development for which a community plan must be prepared and adopted prior to development.

Nitrogen Oxide(s)

Nitrogen oxide(s) is a reddish brown gas that is a byproduct of combustion and ozone formation processes. Often referred to as NOX, this gas gives smog its "dirty air" appearance.

Noise

Noise is any sound which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply, is "unwanted sound."

Noise Attenuation

Noise attenuation means the reduction of the level of noise source using a substance, material, or surface, such as earth berms and/or solid concrete walls.

Noise Contour

Noise contour is a line connecting points of equal noise level as measured on the same scale. Noise levels greater than the 60 L_{dn} contour (measured in dBA) require noise attenuation in conjunction with development of noise sensitive land uses.

Noise Element

Noise Element is one of the seven State-mandated elements of a local general plan; it assesses noise levels of highways and freeways, local arterials, railroads, airports, local industrial plants, and other ground stationary sources, and adopts goals, policies, and implementation programs to reduce the community's exposure to noise.

Noise Sensitive Uses

Noise sensitive uses are those land uses that involve activities where excessive noise levels could cause adverse health effects or disrupt activity. Noise sensitive uses include urban residential land uses, transient lodging, schools, theaters, churches, hospitals, nursing homes and other similar uses.

Non-attainment

Non-attainment means the condition of not achieving a desired or required level of performance. Frequently used in reference to air quality.

Non-conforming Use

Non-conforming use is a use which was valid when brought into existence, but by subsequent regulation becomes no longer conforming. "Non-conforming use" is a generic term and includes (1) non-conforming structures (by virtue of size, type of construction, location, or proximity to other structures), (2) non-conforming use of a conforming building, (3) non-conforming use of a non-conforming building, and (4) non-conforming use of land. Non-conforming uses are permitted to continue for a designated period of time, subject to certain restrictions.

Nontransient-noncommunity Water System

The Nontransient-noncommunity Water System is a public water system that is not a community water system and that regularly serves at least the same 25 persons over 6 months of the year. An example would be an office building served by a well that provides water supply to the same group of people daily during working hours. (Section 64400.80 of the California Code of Regulations)

Notice

A Notice is a legal document announcing the opportunity for the public to present their views to an official representative or board of a public agency concerning

an official action pending before the agency.

Open Space Element

An Open Space Element is one of the seven State-mandated elements of a local general plan; it contains an inventory of privately and publicly owned open-space lands, adopted goals, policies, and implementation programs for the conservation and management of open space lands.

Open Space Land

Open space land is any parcel or area of land or water which is essentially unimproved and devoted to a use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety.

Ordinance

An ordinance is a law or regulation set forth and adopted by the County of Tuolumne.

Outdoor Activity Areas

Outdoor activity areas are areas such as, patios, decks, balconies, outdoor eating areas, swimming pool areas, yards of dwellings and other areas which have been designated for outdoor activities and recreation.

Outer Approach Zone

An Outer Approach Zone means airspace in which an air-traffic controller initiates radar monitoring for incoming flights approaching an airport.

Ozone

Ozone is a tri-atomic form of oxygen (O₃) created naturally in the upper atmosphere by a photochemical reaction with solar ultraviolet radiation. In the lower atmosphere, ozone is a recognized air pollutant that is not emitted directly into the environment, but is formed by complex chemical reactions between

oxides of nitrogen and reactive organic compounds in the presence of sunlight, and becomes a major agent in the formation of smog.

Parcel

Parcel means a lot, unit or tract of real property which is legally separate from any adjacent property.

Parks

Parks are open space lands whose primary purpose is recreation.

Patrol Person

Patrol person is a sworn law enforcement officer of the Tuolumne County Sheriff's Department.

Peak Hour/Peak Period

Peak Hour/Peak Period is for any given roadway, a daily period during which traffic volume is highest, usually occurring in the morning and evening commute periods.

Perennial stream

A perennial stream is a stream channel that carries water the year round, being fed by a fairly stable groundwater flow. May be small or large, however when large, it may be referred to as a river.

Performance Standards

Performance standards are zoning regulations that permit uses based on a particular set of standards of operation rather than one particular type of use. Performance standards typically provide specific criteria such as limiting noise, air pollution, fire hazards, wastes, traffic impacts, and visual impact.

Policy

Policy means a specific statement in which the legislative body expresses a clear commitment to take a particular course of action.

Pollutant

Pollutant means any introduced gas,

liquid, or solid that makes a resource unfit for its normal or usual purpose.

Pollution

Pollution means the presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.

Pollution, Non-Point

Non-point pollution refers to sources for pollution which are less definable and usually cover broad areas of land, such as agricultural land with fertilizers which are carried from the land by runoff, or automobiles.

Pollution, Point

Point pollution refers to water quality, a discrete source from which pollution is generated before it enters receiving waters, such as a sewer outfall, or an industrial waste pipe.

Poverty Level

Poverty level means, as used by the U.S. Census, families and unrelated individuals classified as being above or below the poverty level based on a poverty index which provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Prehistoric

Prehistoric means pre 1750.

Preserve

Preserve means (1) An area in which beneficial uses in their present condition are protected; for example, a nature preserve or an agricultural preserve. (See "Agricultural Preserve"), (2) To keep safe from destruction or decay; to maintain or keep intact. (See Maintain)

Principle

Principle is an assumption, fundamental

rule, or doctrine that will guide general plan policies, and implementation programs. "Adjacent land uses should be compatible with one another" is an example of a principle.

Principal Dwelling

Principal dwelling means a single family detached dwelling that generally is established first and is the largest dwelling on a parcel.

Program

Program means an action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

Pro Rata

Pro rata refers to the proportionate distribution of something to some thing or some group, such as the cost of infrastructure improvements associated with new development apportioned to the users of the infrastructure on the basis of projected use.

Protect

Protect means to maintain and preserve beneficial uses in their present condition as nearly as possible.

Public Agency

Public agency means any city, county, city and county, special district or other political subdivision of the State, including a joint powers entity created pursuant to Chapter 5 (commencing with Section 6500) of Division 7 of Title 1 of the California Government Code.

Public and Quasi-public Facilities

Public and quasi-public facilities means institutional, academic, governmental and community service uses, either publicly owned or operated by non-profit organizations.

Public Sewer System

A public sewer system is a community or regional system for the collection, treatment and disposal of sewage which meets all applicable State and local laws.

Public Utility

Public utility means any agency that, under public franchise or ownership, or under certificate of convenience and necessity, or by grant of authority by a governmental agency, provides the public with electricity, gas, heat, steam, communication, transportation, water, sewage collection, or other similar service.

Public Water Distribution System

A Public Water Distribution System is a public water system that is either publicly or privately owned, and distributes water from a common source or sources to multiple residences or facilities. Public water systems which provide water to single or a very small number of facilities, such as transient-noncommunity water systems or nontransient-noncommunity water systems are not considered public water distribution systems. Community water systems, utility districts, private water companies regulated by the Public Utilities Commission (PUC) and similar examples of public water systems are considered public water distribution systems.

Public Water System

A public water system is a system of obtaining water from a groundwater or surface water source, storing, and distributing the water to customers either paying-or non-paying, usually after some sort of treatment to render the water portable. A system that provides water for a total of four or less residential households is not considered a public water system. Systems which distribute water to greater than four residential households, community water systems, transient-noncommunity water

systems and nontransient-noncommunity water systems are all examples of public water systems.

Qualified Professional

A qualified professional is a professional qualified to perform cultural resource investigations for Tuolumne County as specified in the Professional Standards Appendix.

Rare, Threatened or Endangered Species

Rare, threatened or endangered species means a species of animal or plant listed in: Sections 670.2 or 670.5, Title 14, California Administrative Code; or Title 50, Code of Federal Regulations, Section 17.11 or Section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened, or endangered.

Reclamation

Reclamation is the reuse of resources, usually those present in solid wastes or sewage.

Recognize

Recognize means to officially (or by official action) identify or perceive a given situation.

Recreation, Active

Active recreation is a type of activity which requires the use of organized play areas including, but not limited to, softball, baseball, football and soccer fields, tennis and basketball courts and various forms of children's play equipment.

Recreation, Passive

Passive recreation is a type of activity which does not require the use of organized play areas.

Recycle

Recycle is the process of extraction and reuse of materials from waste products.

Recycling Market Development Zone

The recycling market development zone is an area created by a community for the purposes of attracting industry which manufactures products from recycled materials.

Redevelop

Redevelop means to demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional

Regional pertains to activities or economics at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Regional Housing Needs Plan

The Regional Housing Needs Plan is a qualification by a Council of Government (COG) or by HCD of existing and projected housing need, by household income group, for all localities within a region.

Regional Park

A regional park is a park typically 150-500 acres in size focusing on activities and natural features not included in most other types of parks and often based on a specific scenic or recreational opportunity.

Regional Transportation Plan (RTP)

The Regional Transportation Plan (RTP) is prepared pursuant to Chapter 2.5 (Sections 65080 et sequitur) of the California Government Code and serves as the base document for all transportation planning in Tuolumne County. The RTP is updated biennially and establishes policy direction for all transportation projects and programs in the County.

Regulation

Regulation means a rule or order prescribed for managing government.

Rehabilitation, Needing

Needing rehabilitation refers to a housing unit which in its present state endangers the health, safety, or welfare of its occupants; is economically feasible to repair.

Residential, Multiple Family

Multiple family residential is usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single Family

Single family residential is a single dwelling unit on a building site.

Response Time

Response time is the time required for fire protection equipment (fire, law enforcement, ambulance) to arrive at the scene of an emergency call (when an emergency dispatcher has obtained sufficient information, such as call back number, location, and symptom(s)/type of incident so that a proper dispatch can be determined and made) to arrive at the scene. The time of arrival is defined as the time at which the responding personnel and equipment is not greater than 200 feet from the location of the incident and/or has checked into a staging area.

Restore

Restore means to renew, rebuild, or reconstruct to a former state.

Restrict

Restrict means to check, bound, or decrease the range, scope, or incidence of a particular condition.

Retail Leakage

Retail leakage is the difference between actual retail sales and the total estimated retail spending of residents, as well as second homeowners and visitors.

Retrofit

Retrofit means to add materials and/or

devices to an existing building or system to improve its operation or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Revolving Loan Fund

A revolving loan fund is usually a government sponsored loan program in which specific amount of public funds are set aside to make loans for specific purposes. As loans are repaid, the funds are loaned out again.

Rezoning

Rezoning means an amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Richter Scale

The Richter Scale is a measure of the size of energy release of an earthquake as its source. The scale is logarithmic; the wave amplitude of each number on the scale is 10 times greater than that of the previous whole number.

Rideshare

Rideshare means a travel mode other than driving alone, such as buses, rail transit, carpools, and vanpools.

Ridgeline

Ridgeline means a line connecting the highest points along a ridge and separating drainage basins or small-scale drainage systems from one another.

Right-of-way

Right-of-way means a strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.

Riparian Habitat or Community

Riparian habitat means the land, plants

and animal life bordering a stream, river or lake. The riparian community is defined as coinciding with the 100-year flood plain of a water body.

Risk

Risk means the danger or degree of hazard or potential loss.

River

A river is a relatively large perennial stream, main stream, or larger branches of a drainage system.

Road, Through

Through road means an arterial road, a collector road, or any other road or road segment on which it is possible to enter at one end via any route from an arterial or collector road and to depart at the other end and reach an arterial or collector road without retracing any portion of the ingress route, with all portions of the ingress/egress route meeting the minimum design standards for roadways as established by the County of Tuolumne.

Roadways, Functional System

Functional System of Roadways refers to Tuolumne County's network of transportation routes which are classified as follows:

Rural Principal Arterial

Rural principal arterial refers to a network of routes functioning primarily for the movement of through traffic, usually on continuous routes, with trip length and capacities suitable for substantial statewide or interstate travel. The State Department of Transportation is the agency responsible for improving and maintaining these routes.

Rural Minor Arterial

Rural minor arterial functions in conjunction with the principal major arterials to form a network providing high speed, high volume travel corridors for movement between traffic generators

such as cities, large towns and resort areas and uninterrupted intercounty travel. Rural minor arterials are spaced consistent with population density to provide a relatively high level of service to all developed areas of the State. The State Department of Transportation is the agency responsible for improving and maintaining these routes.

Rural Collector

Rural collector routes provide service between local roads and the arterial system and are primarily important for intracounty travel. These routes are subclassified as follows:

Major Collector

Major collector routes function as corridors for through traffic within local areas providing service to towns and other major traffic generators within the County which are not directly served by the arterial system. They also serve to link minor collectors and local access roads with nearby towns and communities or the arterial system.

Minor Collector

Minor collector routes generally serve lower density areas and therefore, do not have the traffic volume that major collectors do. Minor collector routes often serve to funnel traffic from groups of local roads onto the major collectors and arterial routes. Minor collectors should be spaced to bring all developing areas of the County within reasonable distance of major collectors or arterial routes.

Rural Local Road

Rural local roads provide direct access to residential property and other areas which are not directly served by the collector or arterial system. Local roads

make up a major portion of the County's functional system of roadways, accounting for approximately 370 miles. Rural local roads are all those County roads not classified under the Arterial or Collector categories.

Runoff

Runoff refers to that portion of rain or snow which does not percolate into the ground and is discharged into streams instead.

Rural

Rural means areas generally characterized by agricultural, timberland, open areas, and residential development that is less than one dwelling unit per two acres.

Safety Element

The Safety Element is one of the seven State-mandated elements of a local general plan; it contains adopted goals, policies, and implementation programs for the protection of the community from any unreasonable risks associated with seismic and geologic hazards, flooding, and wildland and urban fires. Many Safety Elements also incorporate a review of police needs, facilities, and services.

Sanitary Landfill

Sanitary landfill means the controlled placement of refuse within a limited area, followed by compaction and covering with a suitable thickness of earth and other containment material.

Sanitary Sewer

A sanitary sewer is a system of subterranean conduits which carries refuse liquids or waste matter to a plant where the sewage is treated, as contrasted with storm drainage systems (which carry surface water) and septic tanks or leach fields (which hold refuse liquids and waste matter on-site).

Scenic Quality

Scenic quality is the tangible and intangible elements of a vista which contribute to its appearance. Vegetation (especially large trees), geological formations, rolling hills, old barns, openness, rock walls, canyons and other topographic features are a few of the elements which contributed to scenic quality.

Scenic Route

Scenic Route means a highway which, in addition to its transportation function, provides opportunities for the enjoyment of natural and man-made scenic resources and access or direct views to areas or scenes of exceptional beauty or historic or cultural interest.

Second Unit

Second unit means a self-contained living unit in addition to, the primary residential unit on a single lot

Secretary of the Interior's Standards and Guidelines

The Secretary of the Interior's Standards and Guidelines are the standards and guidelines prepared by the U.S. Department of the Interior, National Park Service, for rehabilitating, preserving, identifying, evaluating, registering, reviewing and managing cultural resources. Please refer to the References Appendix for a complete list of the Secretary of the Interior's Standards and Guidelines.

Section 8 Rental Assistance Program

Section 8 is a federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at

30 percent of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Sections 8, 23, 202, 502 and 515

These sections are Federal Housing Programs which serve the following functions:

Sections 8 & 23 - provides assistance to renters;

Section 202 - direct loans for elderly or disabled housing;

Section 502 - rural home ownership assistance program;

Section 515 - rural rental assistance program.

Seiche

Seiche means an earthquake-generated wave in an enclosed body of water such as a lake, reservoir, or bay.

Seismic

Seismic means caused by or subject to earthquakes or earth vibrations.

Seismic Ground Response Zone

Seismic ground response zone is an area in which a uniform level of relatively strong ground shaking can be expected to occur from a given earthquake. The level of ground shaking would vary with the magnitude of the earthquake and its distance from the zone.

Seniors

Seniors generally means persons age 62 and older, but senior housing developments may use age 55 as the qualifying criterium.

Sensitive Watershed

A sensitive watershed is one that has been officially designated, subject to a nomination, as sensitive pursuant to Title 14 of the California Code of Regulations

(Sections 916.8, 936.8 or 956.8). Sensitive watersheds normally are associated with drinking water resources.

Septic System

A septic system is a sewage-treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual home waste disposal where an urban sewer system is not available.

Service Corps. of Retired Executives (SCORE)

The Service Corps. of Retired Executives (SCORE) is management assistance for small businesses provided by retired business people who are identified and registered by the Small Business Administration to provide such services.

Setback

Setback means the distance from a parcel boundary or property line to the nearest exterior wall of the building.

Settlement

Settlement means (1) the drop in elevation of a ground surface caused by settling or compacting, (2) the gradual downward movement of an engineered structure due to compaction. *Differential* settlement is uneven settlement, where one part of a structure settles more or at a different rate than another part.

Shall

Shall means that which is obligatory or necessary.

Shared Living

Shared living means the occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential

districts by §1566.3 of the California Health and Safety Code.

Shopping Center

Shopping center means a group of commercial establishments, planned, developed, owned, or managed as a unit, with common off-street parking provided on the site.

Should

Should signifies a directive to be honored if at all possible.

Sign

Sign means any representation (written or pictorial) used to convey information, or to identify, announce, or otherwise direct attention to a business, profession, commodity, service, or entertainment, and placed on, suspended from, or in any way attached to, any structure, vehicle, or feature of the natural or manmade landscape.

Significant Cultural Resource

A significant cultural resource is a resource which is important in terms of integrity, research potential, and/or public benefit as defined in Appendix K of CEQA or a resource of special interest or value as part of the development, heritage or cultural character of the County, State or Nation.

Significant Effect

Significant effect on the environment means substantial or potentially substantial, adverse change in any of the physical conditions within the area affected by development including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

Siltation

Siltation means (1) the accumulating deposition of eroded material, (2) the gradual filling in of streams and other bodies of water with sand, silt, and clay.

Single Family Dwelling, Attached

An attached single family dwelling is a dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")

Single Family Dwelling, Detached

A detached single family dwelling is a dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use.

Site

Site means a parcel of land used or intended for one use or a group of uses.

Site Class

Commercial timber species are graded by two different site class curves, the Dunning scale, developed in 1942, and the Arvanitis scale, developed in 1964. The Dunning scale is based upon the average height the dominant trees reach at 300 years of age measured in 25-foot class intervals. The Arvanitis scale is based on the average height the dominant trees reach at 100 years of age measured in 20-foot class intervals.

Skilled Nursing Facility

Skilled nursing facility means any establishment which provides nonhospital skilled nursing care administered by licensed registered or vocational nurses.

Slope

Slope is the land gradient described as the vertical rise divided by the horizontal run, and expressed in percent.

Soil

Soil is the unconsolidated material on the immediate surface of the earth created by natural forces that serves as natural medium for growing land plants.

Solar Access

Solar access means the provision of direct sunlight to an area specified for solar energy collection when the sun's azimuth is within 45 degrees of true south.

Solar System, Active

An active solar system is a system using a mechanical device, such as a pump or a fan, and energy in addition to solar energy to transport a conductive medium (air or water) between a solar collector and the interior of a building for the purpose of heating or cooling.

Solar System, Passive

A Passive Solar System is a system that uses direct heat transfer from thermal mass instead of mechanical power to distribute collected heat. Passive systems rely on building design and materials to collect and store heat and to create natural ventilation for cooling.

Solid Waste

Solid waste is any unwanted or discarded material that is not a liquid or gas. Includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood, but does not include sewage and hazardous materials.

Specific Plan

Specific plan means a State-authorized legal tool adopted by cities and counties for detailed design and implementation of a defined portion of the area covered by a general plan. A specific plan may include all detailed regulations, conditions, programs and/or proposed legislation that may be necessary or convenient for the systematic implementation of any general plan element(s).

Speed, Average

Average speed means the sum of the speeds of the cars observed divided by the number of cars observed.

Sphere of Influence (SOI)

Sphere of Influence means the probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Tuolumne County Local Agency Formation Commission (LAFCO).

Standard

Standard is a specific, quantified guideline defining the relationship between two or more variables. Standards are often translated into regulatory controls. An example standard is the density limitations of one (1) dwelling unit per two (2) acres for the Estate Residential land use designation.

Standardized Emergency Management System (SEMS)

Standardized Emergency Management System (SEMS) is a set of regulations, codified as Sections 2400 through 2450 of Title 19 of the California Code of Regulations, which provide for standardized response to emergencies involving multiple jurisdictions or multiple agencies. SEMS is intended to be flexible and adaptable to the needs of all emergency responders in California.

State Responsibility Area (SRA)

State Responsibility Area means an area of the State in which the financial responsibility for preventing and suppressing fires has been determined by the State Board of Forestry to be primarily the responsibility of the State.

Stationary Noise Source

A stationary noise source is any fixed or mobile source not preempted from local control by federal or state regulations. Examples of such sources include agricultural, industrial and commercial facilities, and vehicle movements on private property.

Storm Runoff

Storm runoff means the surplus surface

water generated by rainfall that does not seep into the earth but flows overland to flowing or stagnant bodies of water.

Strategic Fire and Resource Protection Planning

Strategic Fire and Resource Protection Planning is a broader and more comprehensive approach to fire protection planning than traditionally practiced, the fundamental aim of which is resource protection, whether those be natural resources or private property improvements. The process addresses the total fire environment and describes ways to assure that the planning results in cost-effective fire defense systems.

Structure

Structure means that which is built or constructed on edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

Structural Fire

Structural fire is fire which relies on buildings or structures, or their contents, for fuel.

Subdivision

Subdivision means the division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. "Subdivision" includes a condominium project as defined in Section 1350 of the California Civil Code.

Subdivision Map Act

The Subdivision Map Act is Division 2 (Sections 66410 *et seq*) of the California Government Code. This act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps. (See "Subdivision.")

Subregional

Subregional means pertaining to a

portion of a region.

Subsidence

Subsidence means the gradual settling or sinking of an area with little or no horizontal motion. (See "Settlement.")

Subsidize

Subsidize means to assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substantial

Substantial means considerable in importance, value, degree, or amount.

Surface Water

Surface water means water on the earth's surface, as distinguished from subterranean water, typically found flowing in natural or man-made water courses such as rivers, streams, or canals, or contained in lakes or storage reservoirs.

Tax Increment

Tax increment means additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20 percent to be used to increase and improve the community's supply of very low-and low-income housing.

Thermal Mass

Thermal mass means large quantities of heavy or dense material with a high heat capacity, used in solar buildings to absorb heat, which is then stored and re-radiated as needed for heating and

cooling.

Timberland

Timberland means a commercially viable land producing fiber or forest products or capable of producing a crop of trees with an aggregate growth potential in excess of 20 cubic feet per acre per year.

Timberland Production Zone (TPZ)

Timberland Production Zone is a classification that identifies nonfederal timber producing lands for special County tax assessments, as required by the State Forest Taxation Reform Act of 1976. This Act was amended and replaced by the Timberland Productivity Act of 1982.

Timberland Use

Timberland use means commercial use of the land to produce fiber or forest products upon the land and may include the packaging or processing of products originating on the land as well as compatible uses that are capable of co-existing with the current or future timberland use without interfering with timber production.

Topography

Topography means the configuration of a surface, including its relief and the position of natural and man-made features.

Tuolumne County Register of Cultural Resources

The Tuolumne County Register of Cultural Resources is the list of properties within the County which have been determined, by the Board of Supervisors, after formal review by the Tuolumne County Historic Preservation Review Commission, to be worthy of preservation and eligible to participate in cultural resources incentive programs.

Tourism

Tourism is the business of providing services for persons traveling for pleasure.

Trafficking

Trafficking is the unlawful and knowing possession, selling, buying or transport or offer to sell, buy or transport any human remains or cultural resources which have been acquired in violation of state law or the County ordinance.

Traffic Model

A traffic model is a mathematical representation of traffic movement within an area or region based on observed relationships between the kind and intensity of development in specific areas. Many traffic models operate on the theory that trips are produced by persons living in residential areas and are attracted by various non-residential land uses. (See "Trip.")

Transient-noncommunity Water System

A Transient-noncommunity Water System is a public water system that is not a community water system or a nontransient-noncommunity water system. An example is a motel served by a well that provides water supply to a population that changes essentially every day. (Section 64401.85 of the California Code of Regulations)

Transient Occupancy Tax (TOT)

TOT is a tax levied on the occupancy of a room or rooms in a hotel, inn, tourist home or house, or other lodging for a period up to 30 days; also known as a room occupancy tax, hotel/motel tax or bed tax.

Transit

Transit means the conveyance of persons or goods from one place to another by means of a local, public transportation system.

Transit-dependent

Transit-dependent refers to persons unable to operate automobiles or other motorized vehicles, or those who do not own motorized vehicles. Transit-dependent citizens must rely on transit,

para-transit, or owners of private vehicles for transportation. Transit-dependent citizens include the young, the handicapped, the elderly, the poor, and those with prior violations in motor vehicle laws.

Transit, Public

Public transit means a system of regularly-scheduled buses and/or trains available to the public on a fee-per-ride basis. Also called "Mass Transit."

Transition Zone

Transition zone means controlled airspace extending upward from 700 or more feet above the ground wherein procedures for aircraft approach have been designated. The transition zone lies closer to an airport than the outer approach zone and outside of the inner approach zone. (See "Approach Zone" and "Outer Approach Zone.")

Transitional Housing

Transitional housing means shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing.

Transportation Demand Management (TDM)

TDM is a strategy for reducing demand on the road system by reducing the number of vehicles using the roadways and/or increasing the number of persons per vehicle. TDM attempts to reduce the number of persons who drive alone on the roadway during the commute period and to increase the number in carpools, vanpools, buses and trains, walking, and biking. TDM can be an element of TSM (see below).

Transportation Noise Source

Transportation noise source refers to traffic on public roadways, railroad line

operations and aircraft in flight. Control of noise from these sources is preempted by federal or state regulations. However, the effects of noise from transportation sources may be controlled by regulating the location and design of adjacent land uses.

Transportation Systems Management (TSM)

TSM is a comprehensive strategy adopted by a city or county to address the problems caused by additional development, increasing trips, and a shortfall in transportation capacity. Transportation Systems Management focuses on more efficiently utilizing existing highway and transit systems rather than expanding them. TSM measures are characterized by their low cost and quick implementation time frames, such as computerized traffic signals and one-way streets.

Tree

A tree is a living, large woody plant of any age which originally has at least one central trunk and, at maturity, will exceed a height of 14 feet.

Trees, Heritage

Heritage trees are individual trees of outstanding scenic, historic or biological value and/or a tree unique in terms of age and/or size when compared to other trees of the same species.

Trees, Street

Street trees are trees strategically planted—usually in parkway strips, medians, or along streets—to enhance the visual quality of a street.

Trip

A trip is a one-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies. Each trip has one "production end," (or origin—often from home, but not always), and one "attraction end," (destination). (See

"Traffic Model.")

Trip Generation

Trip generation means the dynamics that account for people making trips in automobiles or by means of public transportation. Trip generation is the basis for estimating the level of use for a transportation system and the impact of additional development or transportation facilities on an existing, local transportation system. Trip generations of households are correlated with destinations that attract household members for specific purposes.

Truck Route

A truck route is a path of circulation required for all vehicles exceeding set weight or axle limits, a truck route follows major arterials through commercial or industrial areas and avoids sensitive areas.

Tuolumne County Biological Resources Conservation Handbook

The Tuolumne County Biological Resources Conservation Handbook is the guidebook for managing the County's biological resources in compliance with the General Plan. The handbook establishes criteria for evaluating impacts on biological resources and monitoring standards for assessing the success of established mitigation methods.

Tuolumne County Biological Resources Conservation Program

The Tuolumne County Biological Resources Conservation Program is Tuolumne County's broad program for managing the County's biological resources.

Tuolumne County Biological Resources Maps

The Tuolumne County Biological Resources Maps are base maps maintained by the Tuolumne County Planning Department, derived from aerial photographs, indicating the vegetation types over private lands in Tuolumne

County. In addition, species location information is maintained on these maps.

Tuolumne County Emergency Plan

The Tuolumne County Emergency Plan is a plan developed pursuant to Section 2.40.100 of the Tuolumne County Ordinance Code which provides for the mobilization of all of the resources of Tuolumne County, both public and private, to meet any condition constituting a local emergency, or a state of war emergency; which provides for the organization, powers and duties, services, and staff of the emergency organization.

Tuolumne County Fire Department (TCFD)

The Tuolumne County Fire Department (TCFD) is the fire protection agency responsible for life and property fire protection in all areas of Tuolumne County not within a fire protection district or under jurisdiction of a federal agency. TCFD is administered by the California Department of Forestry and Fire Protection (CDF) through a contract with Tuolumne County.

Tuolumne County Office of Emergency Services (OES)

The Tuolumne County Office of Emergency Services (OES) is staffed by the Tuolumne County Emergency Services Coordinator and is responsible for the preparation and implementation of plans for the protection of persons and property within Tuolumne County in the event of an emergency; the direction of the emergency organization; and the coordination of the emergency functions of Tuolumne County with all other public agencies, corporations, organizations, and affected private persons.

Tuolumne County Wildlife Project Brochure

The Tuolumne County Wildlife Project Brochure is a handout available at the Tuolumne County Planning Department which summarizes the Tuolumne County Biological Resources Conservation

Program.

Undue

Undue means improper, or more than necessary.

Unified School District

A unified school district is a public school district which provides curriculum for elementary and high school grades.

Uniform Building Code (UBC)

UBC is a national, standard building code which sets forth minimum standards for construction.

Uniform Fire Code (UFC)

The Uniform Fire Code (UFC) is a national, standard fire code which sets forth minimum standards for fire protection appliances and construction practices.

Uniform Housing Code (UHC)

UHC is the State housing regulations governing the condition of habitable structures with regard to health and safety standards, and which provide for the conservation and rehabilitation of housing in accordance with the Uniform Building Code (UBC).

Urban

Urban means areas that are characterized by residential densities exceeding 1 dwelling unit per two acres and commercial development except on land designated on the General Plan land use diagrams as Special Commercial (SC).

Urban Services

Urban services are utilities (such as water and sewer) and public services (such as police, fire, schools, parks, and recreation) provided to an urbanized or urbanizing area.

Urban Sprawl

Urban sprawl means haphazard growth or outward extension of a city resulting

from uncontrolled or poorly managed development.

Use

Use means the purpose for which a parcel or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the County's zoning ordinance and General Plan land use designations.

Use, Non-conforming

(See "Non-conforming Use.")

Use Permit, Conditional

Conditional Use Permit means the discretionary and conditional review of an activity or function or operation on a site or in a building or facility.

Utility Corridors

Utility corridors means rights-of-way or easements for utility lines on either publicly or privately owned property. (See "Right-of-way" or "Easement.")

Vacant

Vacant refers to lands or buildings which are not actively used for any purpose.

Variance

Variance means a departure from any provision of the zoning requirements for a specific parcel, except use, without changing the zoning ordinance or the underlying zoning of the parcel. A variance is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zone district.

Vehicle-Miles Travelled (VMT)

VMT is a key measure of overall street and highway use. Reducing VMT is often a major objective in efforts to reduce vehicular congestion and achieve regional air quality goals.

Vernal Pools

Vernal pools are basins that form in soils over an impervious rock or clay layer that collect surface runoff from winter storms and gradually dry out by evaporation as the weather becomes warmer in the spring. Vernal pools support diverse and unique plant and wildlife species specifically adapted to these conditions. This habitat supports a number of threatened and endangered species.

Very Low-income Household

A very low-income household is a household with an annual income usually no greater than 50 percent of the area median family income adjusted by household size, as determined by survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the last available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Viewshed

Viewshed means the area within view from a defined observation point.

Visual Quality

See Scenic quality

Warehousing

Warehousing is a use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment.

Watercourse

Watercourse means a natural or once natural flowing (perennially or intermittently) water including rivers, streams, and creeks. Includes natural waterways that have been channelized, but does not include manmade channels, ditches, and underground drainage and sewage systems.

Water Resource

A water resource includes rivers, lakes, ponds, reservoirs, springs, seeps, marshes, wet meadows, vernal pools and perennial, intermittent or ephemeral drainages and groundwater aquifers.

Watershed

A watershed is defined to be a region or area bounded peripherally by physical features separating the drainage of a watercourse or body of water from other water course drainages. Watershed means the total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or watercourse which drains into a lake, or reservoir. For example, the Tuolumne River watershed is all area and streams contributing flows to the Tuolumne River and the Curtis Creek watershed is all area and streams contributing flow to Curtis Creek.

Waterway

A Waterway is a natural or once natural channel in which water flows perennially or intermittently, including rivers, streams, and creeks. Includes natural waterways that have been channelized, but does not include manmade channels, ditches, and underground drainage and sewage systems.

Wetlands

Wetlands are transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow water. Under a unified methodology used by all federal agencies, wetlands are defined as "those areas meeting certain criteria for hydrology, vegetation and soils" as defined in US Code 33 USC 1344, Part 328; the "Corps of Engineers Wetland Delineation Manual", Dept. of Army, Technical Report Y-87-1, January, 1987; Section 5902 of the California Public Resources Code; or Section 5812 of the Public Resources Code.

Wetland Mitigation Bank

Wetland mitigation bank means a program designed to mitigate impacts to wetlands by identifying wetland areas that would be restored or enhanced and preserved as "banks" for which "credits" would be available to compensate for loss of wetlands associated with planned development activities. Wetlands "banks" provide for consolidated and efficient management of wetlands areas to mitigate the loss of numerous incremental wetland losses in areas where avoidance or preservation is infeasible.

Wildland

Wildland means an undeveloped area characterized primarily by natural topography and vegetation.

Wildland Fire

Wildland fire is fire which consumes natural vegetation for fuel and is carried by natural vegetation.

Wildlife Habitat Relationships(WHR) System

WHR is a classification system that describes major biological communities of California in terms of the dominant vegetation types and associated wildlife (see *A Guide to Wildlife Habitats of California*, published by the California Department of Forestry and Fire Protection, 1988).

Wildlife Management Plan

The Wildlife Management Plan is a plan, prepared by a parcel owner in consultation with the California Department of Fish and Game, detailing the activities and methods that will be used to enhance the value of a biological resource.

Williamson Act/Land Conservation Contracts

Williamson Act Contracts are agreements between the County and the owners of agricultural lands pursuant to

Sections 51200-51295 of the Government Code. Upon signing the contract, the development rights of the landowners are restricted for a period of ten years in exchange for preferential tax assessments. These contracts are also known as Land Conservation Contracts.

Zoning

Zoning means the primary tool for implementing the General Plan. All privately owned property in a jurisdiction is classified as belonging in one of a number of Zoning Districts within which allowable uses and development standards are defined and prescribed. The zoning ordinance consists of a text defining the requirements for each district and map(s) which delineate the districts.

Zone, Combining

A Combining Zone is a special purpose zone which is superimposed over the regular zoning map. Combining zones are used for a variety of purposes, such as airport compatibility, historic designation, or design review. Also called "overlay zone."

Zone, Traffic

Traffic zone means in a mathematical traffic model the area to be studied is divided into zones, with each zone treated as producing and attracting trips. The production of trips by a zone is based on the number of trips to or from work or shopping, or other trips produced per dwelling unit.

Zoning District

Zoning District is a designated section of the county for which prescribed land use requirements and building and development standards are uniform.

Zoning Map

A Zoning Map refers to Government Code §65851 which permits a legislative body to divide a county, or portions thereof, into zones of the number,

shape, and area it deems best suited to carry out the purposes of the zoning ordinance. These zones are delineated on a map or maps, called the Zoning Map.

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